



1000794

Anyway, take a look at the guidance when you get a chance, and we call pull together a meeting in a couple of weeks.  
Thanks very much.

--Gary

## MEMORANDUM

**SUBJECT:** Transmittal of the Guidance for Documenting and Reporting RCRA Subtitle C Corrective Action Land Revitalization Indicators and Performance Measures

**FROM:** Matt Hale, Director  
Director, Office of Solid Waste

**TO:** RCRA Waste Management Division Directors  
EPA Regions 1-10

## **PURPOSE**

This memo transmits to you the final Guidance for Documenting and Reporting RCRA Subtitle C Corrective Action Land Revitalization Indicators and Performance Measures. OSW will begin reporting on the "Protective for People under Current Conditions" (PFP) and the "Ready for Anticipated Use" (RAU) Measures for the Corrective Action GPRA 2008 Universe in October 2007.

## **BACKGROUND**

In October 2006, the Environmental Protection Agency (EPA) released the Interim Guidance for OSWER Cross-Program Revitalization Measures (CPRM Guidance). The CPRM guidance presents a collection of indicators and performance measures related to land revitalization. The purpose of these land revitalization indicators and performance measures is to improve EPA's ability to promote and communicate cleanup and revitalization related accomplishments and the associated benefits and values to society. These new performance measures have the ability to track progress in acres to communicate more clearly environmental results and to enable the program to account for incremental progress at a site. These indicators and performance measures represent the Agency's latest effort to document progress toward land revitalization across all of the Office of Solid Waste and Emergency Response's (OSWER) various cleanup programs.

## **TODAY'S GUIDANCE FOR DOCUMENTING AND REPORTING RCRA SUBTITLE C CORRECTIVE ACTION LAND REVITALIZATION INDICATORS AND PERFORMANC MEASURES**

Today's guidance, the "Guidance for Documenting and Reporting RCRA Subtitle C Corrective Action Land Revitalization Indicators and Performance Measures" (RCRA-LRM Guidance) assists EPA and State officials in documenting and reporting these indicators and performance measures for RCRA Corrective Action facilities. These indicators and performance measures will apply to the Corrective Action 2008 Baseline up through FY2008, and will be expanded to the Corrective Action 2020 Universe in FY2009. Drafts of the "RCRA RAU Determination Form" and a generic "Status of Use/Type of Use" form are also being attached to this transmittal memo to help provide a sense of the level of information that will be reported. Approved versions of these forms will be posted with the guidance after they are finalized.

OSW reported the number of acres for the facilities in the RCRA Corrective Action 2008 GPRA baseline for the Universe Indicator in October 2006. In October 2007, OSW will report the number of facilities and acres that have achieved the "Protective for People under Current Conditions" measure and "Ready for Anticipated Use" measure. It is not expected that all facilities will be immediately assessed for these two measures, but the measures will be reported as facilities reach these milestones. In addition to the above measures, the optional "Status of Use" and "Type of Use" indicators are described in the guidance; States and Regions may report these indicators if they choose. In FY2009, OSW will begin tracking and reporting the indicators and performance measures for the Corrective Action 2020 universe.


Please circulate the attached guidance to your Regional and State RCRA program Staff. If you have any questions or comments on the draft forms, please contact Sara Rasmussen on my staff at 703-308-8399, [rasmussen.sara@epa.gov](mailto:rasmussen.sara@epa.gov)

Attachments: Guidance, Draft RAU Determination Form, Draft Use Form

Cc: Susan Bodine, OSWER  
Barry Breen, OSWER  
Scott Sherman, OSWER  
Ed Chu, Revitalization Staff  
James Woolford, OSTRI  
Debbie Dietrich, OEM  
David Lloyd, OBCR  
Gail Cooper, FFRRO  
Susan Bromm, OSRE  
Earl Salo, OGC



Bhooma  
Sundar/R5/USEPA/US  
05/31/2007 01:41 PM

To Gary Victorine/R5/USEPA/US@EPA  
cc George Hamper/R5/USEPA/US@EPA  
bcc  
Subject Re: RCRA Corrective Action: Land Revitalization Measures  


Gary,

Please see the attached file the current status of Techalloy in completing the CA 725, 550 and 772. If you had raised this question two years before, the answer would have been, "Yes, Techalloy site is ready for anticipated use". Now the situation is convoluted and I don't have an answer. Perhaps we need to discuss and decide to which category Techalloy site belongs to.

Bhooma Sundar  
Toxicologist/Project Manager  
RCRA Corrective Action  
Mail Code: DE-9J  
USEPA Region 5  
77, W.Jackson Blvd, Chicago, IL 60604  
Tel: 312-886-1660  
Fax: 312-353-4342



Techalloy Revitalization.doc  
Gary Victorine/R5/USEPA/US

Gary Victorine /R5/USEPA/US

05/18/2007 03:08 PM

To Tammy Moore/R5/USEPA/US@EPA, Kenneth  
Bardo/R5/USEPA/US@EPA, Bhooma  
Sundar/R5/USEPA/US@EPA, Jonathan  
Adenuga/R5/USEPA/US@EPA, John  
Nordine/R5/USEPA/US@EPA, Christopher  
Black/R5/USEPA/US@EPA, Michelle  
Majack/R5/USEPA/US@EPA, Juan  
Thomas/R5/USEPA/US@EPA, GARY  
CYGAN/R5/USEPA/US@EPA, Donald  
Heller/R5/USEPA/US@EPA, Gerald  
Phillips/R5/USEPA/US@EPA, Gregory  
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Hamper/R5/USEPA/US@EPA, Jose  
Cisneros/R5/USEPA/US@EPA, Ann  
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Subject RCRA Corrective Action: Land Revitalization Measures

Hi Tammy, Ken, Bhooma, Jonathan, John, Chris, Michelle, Juan, Gary, Don, Gerry, Greg, Brian, and Trish--

In order to help OSW with the national "Cross Program Revitalization Measures" project, I have started looking through the list of facilities on the R5 CA2008 baseline (see my earlier e-mail attached below, if you want more info on this CPRM project). I have identified 47 Region 5 RCRA corrective action facilities that meet the definition of Ready for Anticipated Use ("RAU") based simply on the fact that they have a CA999 listed in RCRA-Info. I have also identified a number of other facilities that might be "Ready for Anticipated Use", but I need your help.....

**Definition of RAU :**

The OSW definition of Ready for Anticipated Use, for RCRA corrective action sites, involves meeting all three of the following:

- CA725 or equivalent (i.e., it is protective);
- Cleanup goals have been achieved for media that may affect current and reasonably anticipated future land uses, so that there are no unacceptable risks if the property were to be used as anticipated; and
- All institutional controls (if required) identified in the remedy are in place.

**Translation:**

- A RCRA Corrective Action site that has a CA999 will be "Ready for Anticipated Use" because it is done;
- A RCRA Corrective Action site that has CA725+CA550+CA772, where all required institutional controls are in place (and where they are enforceable), will generally be "Ready for Anticipated Use";
- A RCRA Corrective Action site that has CA725 +CA550 (but no CA772) and that does not need institutional controls will generally be "Ready for Anticipated Use".

So, then.....

Comparing the above criteria to the RCRA-Info codes for the CA2008 baseline, I see the following with respect to federal lead sites:

**CA725 + CA550 + CA772 (but no CA999)**

- Alside Inc. (Associated Materials Inc.) OHD 004 163 549 (Tammy M.)
- Kraton Polymers (Shell Chemical) OHD 004 343 117 (Ken)
- EKCO / WKI OHD 045 205 424 (Ken)

**CA725 + CA550 (but no CA772 or CA999)**

- Keystone ILD 000 714 881 (Jonathan)
- TechAlloy ILD 005 178 975 (Bhooma)
- Warner Brake ILD 006 114 169 (Chris)
- US Ecology ILD 045 063 450 (Michelle)
- Bridgestone Firestone IND 006 418 263 (Michelle)
  
- NSC Creditor (Midwest Steel) (Greg)
- International Fuel Systems IND 044 587 848 (Juan)
- Wolf Lake Terminals IND 054 101 415 (Jonathan)
- Ashland Chemical OHD 000 723 973 (John)
- Teledyne Monarch Rubber OHD 000 821 348 (John)
  
- United Musical Inst OHD 004 153 854 (Gary C)





## Region 5 Corrective Action Sites Land Revitalization and Reuse Potential Survey



005

Please use this survey form for each Corrective Action site.

### A. General Information

1. Site Name: Techalloy Company Inc.
  2. EPA Site ID #: ILD 005-178-975
  3. Type of Site: 

Enforcement Corrective Action	Federal Lead	State Lead
Permit Corrective Action	X	
Voluntary		
  4. Site Location (city, state): 6509 Olson Rd. Union, Illinois 60180
  5. Contaminated Site Cleanup Acreage: Approximately 3 acres  
(If exact acres not known, use best professional estimate of acres)
  6. Historical site uses: SIC 3315 Primary Metals -Wire redrawing facility  
(e.g., chemical manufacturing, landfill, steel mill, military training base, shipyard, metal plating facility, illegal dumping, etc.)
  7. Has site met Corrective Action requirement for reuse: X Yes        No  
(CA725        Yes        CA750        Yes       )
- If no give a brief details why.

### B. Contact Information

1. Project Manager Name: Bhooma Sundar
2. Phone Number: 312-886-1660
3. Today's Date: November 22, 2005

### C. Facility Information

1. What is the size of the <i>entire</i> facility? (acreage)	40 acres
2. What is the current or past facility use? (Past - if no longer operating)	SIC 3315 Primary Metals

	<b>Wire redrawing facility (Current)</b>	
<b>3. What are the hazardous waste contaminants at the site?</b>	<b>Metals / VOC</b>	
<b>4. Are there human health concerns at the site or surrounding area?</b> (e.g. air, water, trespassers, residential contact by workers )	<b>YES</b>	<b>NO X</b>
<b>5. Are there any water contaminants concerns at the site or surrounding area?</b> (e.g. drinking water, workers, residents, trespassers, etc. please describe)	<b>YES</b>	<b>NO X</b>
<b>6. What are the ecological exposure at the site?</b> (wildlife if any: birds, butterflies, fish, etc.)	<b>NONE</b>	
<b>7. Has their been any interest from any Company or City to reuse?</b>	<b>YES</b>	<b>NO X</b>

**D. Current Use or Planned Use (check all that apply)**

<b>Continue Facility Operation</b>	<b>Planned Reuse Mix/Parcel Use of Current Operations for New Use what Percent of land will be:</b>	
<input type="checkbox"/> <b>Agricultural</b>	<input type="checkbox"/> <b>Agricultural</b>	<b>%</b>
<input type="checkbox"/> <b>Commercial</b>	<input type="checkbox"/> <b>Commercial</b>	<b>%</b>
<input type="checkbox"/> <b>Enhanced Ecological</b>	<input type="checkbox"/> <b>Enhanced Ecological</b>	<b>%</b>
<input checked="" type="checkbox"/> <b>Industrial</b>	<input checked="" type="checkbox"/> <b>Industrial</b>	<b>100 %</b>
<input type="checkbox"/> <b>Military</b>	<input type="checkbox"/> <b>Military</b>	<b>%</b>
<input type="checkbox"/> <b>Recreational</b>	<input type="checkbox"/> <b>Recreational</b>	<b>%</b>
<input type="checkbox"/> <b>Public Services</b>	<input type="checkbox"/> <b>Public Services/Municipal</b>	<b>%</b>
<input type="checkbox"/> <b>Residential</b>	<input type="checkbox"/> <b>Residential</b>	<b>%</b>
	<input type="checkbox"/> <b>Undecided</b>	<input type="checkbox"/> <b>Vacant (fenced in)</b> <b>%</b>

**Definitions for Current Land Use or Planned Land Use**

**Agricultural Use** - Property used for agricultural purposes such as farmland for growing crops and pasture for livestock. Agricultural use can also encompass other activities such as orchards, agricultural research and development and irrigating.

**Commercial Use** - Property used for retail shops, grocery stores, offices, restaurants, and other businesses.

**Enhanced Ecological Use** - Property where *proactive* measures, including a conservation easement, have been implemented to create, restore, protect or enhance a habitat for terrestrial and/or aquatic plants and animals, such as wildlife sanctuaries, nature preserves, meadows, and wetlands.

**Industrial Use** - Property used for traditional light and heavy industrial uses such as processing and manufacturing products from raw materials, as well as fabrication, assembly, treatment, and packaging of finished products. Examples of industrial reuse sites include factories, power plants, warehouses, waste disposal sites, landfill operations, and salvage yards.

**Military Use** - Property used for training, operations, research & development, weapons testing, range activities, logistical support, and/or provision of services to support military or national security purposes.

**Recreational Use** - Property which is being used for recreational activities such as sports facilities, golf courses, ballfields, open space for thinking and picnicking, and other opportunities for indoor and leisure activities.

**Public Service Use** - Property which is being utilized by a local or state government agency or a non-profit group to serve citizens' needs. This can include transportation services such as rail lines and bus depots, libraries and schools government offices, public infrastructure such as roads, bridges, utilities, or other services for the general public.

**Residential Use** - Property which is being used for residential purposes including single-family homes, apartment complexes, and condominiums.

**Vacant/No Current Use** - A site or portion of a site that is currently vacant or not being used in any identifiable manner. This could be because site investigation and cleanup are on-going, operations ceased or owner is in bankruptcy, or cleanup is complete but the site remains vacant.

**Undecided Use** - The site cleanup is complete but, no present plans for reuse.



Roy F. Weston, Inc.  
Suite 400  
3 Hawthorn Parkway  
Vernon Hills, Illinois 60061-1450  
847-918-4000 • Fax 847-918-4055

D.3.2

10 December 1996

Mr. William Buller  
U.S. EPA, Region V  
RCRA Enforcement Branch (HRE-8J)  
77 West Jackson Boulevard  
Chicago, Illinois 60604

RECEIVED  
DEC 11 1996  
DIVISION FRONT OFFICE  
Waste, Pesticides & Toxics Division  
U.S. EPA - REGION 5

Work Order No. 01989-028-001

Re: Future Land Use Determination for Implementing a Corrective Measures Study  
Techalloy Property, Union, Illinois

Dear Mr. Buller:


Roy F. Weston, Inc. (WESTON ®) is pleased to provide the United States Environmental Protection Agency (U.S. EPA) with applicable information pertaining to the future land use around the Techalloy property in Union, Illinois. The pertinent information was gathered in accordance in the OSWER Directive No. 9355.7-04. The information collected will further support the use of industrial cleanup levels at the Techalloy property.

In developing assumptions and projections about future population growth and land use for the Village of Union, WESTON utilized information presented in "RCRA Facility Investigation Report" (June 1996); the 1994 McHenry County Zoning Ordinance (as amended 18 July 1995); and preliminary forecasts of 2020 population, households, and employment from the Northeast Illinois Planning Commission. The enclosed Attachment A presents all applicable information gathered for determining the anticipated future land use around the Techalloy property.

If you have any questions or require additional information, please call me at (708) 918-4002.

Very truly yours,

ROY F. WESTON, INC.



Carlos J. Serna, P.G.

Enclosure

cc: Kevin Lesko, IEPA  
Henry Lopes, Techalloy  
David Williams, Techalloy  
Sean Edson, WESTON



**ATTACHMENT A**

**Future Land Use Determination for  
Implementing a Corrective Measures Study**

**Techalloy Property  
Union, Illinois**

*Prepared for:*

**U.S. EPA, Region V  
RCRA Enforcement Branch  
Chicago, Illinois**

*Prepared by:*

**Roy F. Weston, Inc.  
Three Hawthorn Parkway  
Vernon Hills, Illinois**

**10 December 1996**

### Current Land Use

Techalloy began its operations as a specialty handler of stainless steel wire products at the Union, Illinois facility in 1960. Prior to 1960, the property was farmland. The developed portion of the facility that is used for the above mentioned processes encompasses five fenced-in acres. An additional 29 acres of agricultural land north of the facility is also owned by Techalloy. Figure 1-4 in the RCRA Facility Investigation Report (Final) presents a land usage map around the Techalloy property.

### Zoning Laws and Zoning Maps

The McHenry County Zoning Ordinance of 1994 (as amended 18 July 1995) divides the unincorporated areas of McHenry County, Illinois into six zoning districts (Figure A-1). The six districts are: Agricultural, Estate, Residential, Business, Office/Research, and Industrial. The ordinance further states that "Any land located now or in the future outside of municipalities or villages not shown to be included in a zone on the OFFICIAL ZONING MAPS OF McHENRY COUNTY, ILLINOIS, shall be deemed to be in the A-1 agricultural zoning district.

The Techalloy property (including the facility and the undeveloped 29 acres) is zoned I-2 for general and intensive (heavy) industry including manufacturing, assembling, and fabricating activities. All other areas adjacent to the Techalloy facility are either zoned agricultural (A-1-C) or light industrial (I-1). Please refer to Figure A-2, which presents a zoning map of the property.

### Population Growth Patterns and Projections

A preliminary population forecast for the year 2020 was generated in August 1996 by the Northeastern Illinois Planning Commission (NIPC) in consultation with forecasts by local officials of municipalities in the northeastern Illinois region (Figure A-3). The population of Union is 595 (July 1994 census estimate) and is projected to be 662 in the year 2020. + 10 % Employment in Union is currently 515 and is projected to be 727 in the year 2020. Additional population information obtained from the McHenry County Department of Planning and Development (Figure A-4) regarding the population and housing units for four townships in McHenry County that surround the Techalloy property and includes the following:

Township	Population			Housing Units		
	1990	2010	% Change	1990	2010	% Change
Coral township	2,521	2,915	15.63	837	1,027	22.67
Hartland township	1,953	2,084	6.71	601	683	13.72
Marengo township	5,639	7,145	26.71	2,219	2,854	28.63
Seneca township	2,336	2,357	0.90	738	803	8.78

## **Accessibility of Site to Existing Infrastructure**

### **Transportation:**

The Techalloy property is on the corner of Jefferson Street and Olson Road in unincorporated McHenry County. Arterial streets in the vicinity of the property, as designated by the McHenry County Department of Planning and Development, include South Union Road, West Union Road, North Union Road from West Union Road to Illinois Route 176 (IL 176), Marengo Road, U.S. Highway 20 (US 20) from Illinois Route 23 (IL 23) to Kane County line. Strategic regional arterial routes in the vicinity of the property, as designated by the McHenry County Department of Planning and Development, include IL 176 (about 1 mile north), US 20 (about 2 miles west) from Boone County Line to IL 23, and IL 23 (about 5 miles west). Access to Interstate 90 via US 20 is about 10 miles southwest. The Chicago and Northwestern Railroad is located approximately 800 feet south of the property.

### **Utilities:**

The Village of Union installed a public water supply in 1912. Three wells (Nos. 1, 2, and 3) were originally installed within the Village limits, west and northwest of the Techalloy property. Well No. 1 was abandoned in 1935. Well No. 2 was completed in 1934 and is maintained only for emergency use. Well No. 3 was completed in 1962. Production from this well was ceased in 1987. A new production well, Well No. 4, is the only one in use at this time. This well was completed in sandstone formation at a depth of 760 feet below ground surface (bgs). It is located 3,000 feet southwest of the Techalloy facility. Some residences in the vicinity of Techalloy are on private wells; other uses of groundwater include nursery and farming operations in the northern part of Union.

Techalloy has three wells located within the facility. Drinking water and non-contact cooling water for the facility are supplied by two deep (200 feet bgs) wells. The third well is shallow (50 feet bgs); the water from this well is used for wire rinsing activities.

Electricity is supplied by Commonwealth Edison and natural gas is supplied by Northern Illinois Gas. There is no municipal sewer system in the Union area. Individual residents and/or properties use private septic tanks for sewer systems.

## **Institutional Controls Currently in Place**

Pursuant to U.S. EPA's letter dated 14 February 1996, an institutional control of restricting the issuance of shallow well permits by McHenry County Health Department is currently being implemented. The restricted area covers Section 4 of T43N R6E and Sections 32 and 33 of T44N R6E, which is north of the Techalloy facility in the direction of the groundwater plume.

Deed restriction regarding the future land use of Techalloy property solely for present and

future industrial use was prepared by Techalloy and was submitted to the McHenry County Department of Planning and Development. The deed, as recorded in accordance with McHenry County Zoning Ordinance, will restrict residential use of any kind and will be used strictly for industrial use. This deed restriction is presented as Figure A-5.

#### **Site Location in Relation to Urban, Residential, Commercial, Industrial, Agricultural and Recreational Areas.**

The Techalloy facility is located between agricultural and light industrial zoned areas. The eastern boundary of the Village of Union is approximately 125 feet west of the site. The closest residence to the Techalloy facility is on the southeast corner east of Olson Road, about 700 feet southeast of the Techalloy building. Several residences are located along Johnson Street, which is west-northwest of the Techalloy property. A few small businesses are located southwest and west of the site along Jefferson Road, which runs along the south side of the facility. The Coral Township office is located approximately 1,100 feet south of the facility, immediately south of Jefferson Road. The properties directly south, east, north, and northwest of the site are farmland, and are sparsely populated with farm-related dwellings. The closest recreational park area is 1 mile northeast of the Techalloy facility.

#### **Federal/State Land Use Designations**

There are no federal/state land use designations or extensive site restricted areas, such as Department of Defense facilities, in close proximity to the Techalloy property.

#### **Historical or Recent Development Patterns**

Techalloy has operated a manufacturing facility on this property for over 35 years. Agriculture has remained as the primary land use in the surrounding area throughout this time.

#### **Cultural Factors**

There are no historical sites in close proximity to the Techalloy property. The Illinois Railway Museum is located approximately 1/2 mile southeast of Techalloy.

#### **Natural Resources Information**

The South Branch of the Kishwaukee River is 1/2 mile northeast of the site. This river has been designated by the IEPA as less than full support for aquatic life.



### Location of On-site or Nearby Wetlands and Proximity to Floodplain

A palustrine emergent wetland (seasonal) and a palustrine emergent broad-leaved scrub/shrub wetlands (seasonal) are located along the east side of the South Branch of the Kishwaukee River, about 2,000 feet northeast of the facility. Two palustrine emergent wetlands (temporary) are located about 400 feet southwest of the facility. These wetlands are noted on Figure 1-3 (Topographic Map) in the RCRA Facility Investigation Final report.

The Techalloy property is outside the 100-year floodplain of the South Branch of the Kishwaukee River, as mapped on the Flood Insurance Rate Map for McHenry County, Illinois (Figure A-6).

### Proximity of Site to Critical Habitats of Endangered or Threatened Species

Two federally-listed species are known to occur at sites in McHenry County. The prairie bush clover (*Lespedeza leptostachya*), a federally-threatened plant, occurs in dry gravel or sand prairies and is rare throughout its range, with only a handful of known populations in Illinois. The eastern prairie fringed orchid (*Platanthera leucophaea*), a federally-threatened plant, occupies mesic-to-wet calcareous tall grass prairies and sedge meadows. These habitats do not occur on the Techalloy site. According to the Illinois Natural Heritage Database System, there are also confirmed records of the state endangered botanical species commonly referred to as White Lady's Slipper (*Cypripedium candidum*) and prairie bush clover. These plants are located within an Illinois Natural Area Inventory (INAI) site commonly known as the Hum Railroad Prairie East, located at least 2,000 feet east of the Techalloy site. This information is presented in Appendix B of the RCRA Facility Investigation Report.

### Geographic and Geologic Information

The Techalloy facility is located in southwest McHenry County, east of the Village of Union. McHenry County is in the Wheaton Morainal Country of the Great Lakes Section of the Central Lowlands Province. The Wheaton Morainal Country is characterized by complex morainal topography with a greater relief and more complicated slope pattern than in most of northeastern Illinois. Within this hilly morainal area there are sizable level to gently sloping outwash plains. The Techalloy facility is situated on the southern fringe of an outwash plain. The outwash plain is dissected by the South Branch of the Kishwaukee River, which flows from the west to the northwest and lies approximately 1/2 mile northeast of the site. The western portion of McHenry County is drained by the Kishwaukee River and its tributaries.

The natural soil at and around the Techalloy facility is the Volina silt loam, which is nearly level, well to very well drained, and approximately 1 to 3 feet thick. The Volina silt loam is developed from loose sand and fine gravel deposits of outwash plains. The majority of the Techalloy main plant area in traffic areas has been covered with 1 to 2 feet of gravel fill.

Groundwater at the Techalloy facility occurs at approximately 9 feet bgs in the underlying poorly sorted fine to coarse-grained sand and gravel outwash deposits of Wisconsinan stage. The sand and gravel unit extends from near ground surface to 35 feet bgs on the north side of the facility. At the northwest property boundary, the sand and gravel unit extends to 85 feet bgs. Immediately below the sand and gravel unit is the silty clay Marengo till. The Marengo till is approximately 80 feet thick in proximity to the facility. Published information regarding the till unit indicates that the unit is "massive" and impermeable and consists of silty clay to clay silt with trace amounts of sand and gravel. This information also indicates that the clay unit does not include permeable layers of sand of any significance.

Underlying the silty clay till unit is the Ordovician Aged Maquoketa shale. This bedrock was encountered at an approximate depth of 114 to 116 feet. The shale is grayish green, and somewhat massive with distinct bedding. The Maquoketa Formation is approximately 200 to 340 feet thick in this area. The shale beds of the Maquoketa group are relatively impermeable and, where present (i.e., beneath the Techalloy facility), these beds act as a confining layer above the deep bedrock aquifer systems. The two deep bedrock aquifer systems in the area are the Cambrian-Ordovician (comprised of the Glenwood St. Peter and Ironston Galesville sandstones) and the deep Cambrian (comprised of the Mt. Simon sandstone).

**Location of Wellhead Protection Areas, Recharge Areas, and Other Areas Identified in the State's Comprehensive Groundwater Protection Program**

The Village of Union's primary water supply well is located 3,000 feet southwest (hydraulically upgradient) of the Techalloy property.

**Figure A-1**

**McHenry County Zoning Ordinance**

# **McHENRY COUNTY ZONING ORDINANCE**

## **McHENRY COUNTY, ILLINOIS**

**Prepared by:  
McHenry County  
Department of Planning and Development**

**Adopted by the McHenry County Board on  
November 3, 1994**

**As Amended July 18, 1995**

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## ARTICLE ONE - TITLE, PURPOSES, POWERS AND JURISDICTION

### 101 TITLE

This Ordinance and the Official Zoning District Maps and other materials made a part hereof, shall be known and may be cited and referred to as the "McHenry County Zoning Ordinance".

### 102 PURPOSES

Pursuant to 55 ILCS 5/5-12001 et. seq. 1991, as amended, the McHenry County Zoning Ordinance is adopted. The purposes of this Ordinance are listed as follows:

1. To promote the public health, safety, morals, comfort and general welfare;
2. To conserve the values of property throughout the County;
3. To lessen or avoid the congestion in the public streets and highways;
4. To lessen or avoid the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters;
5. To preserve and maintain the unique and irreplaceable natural resources within McHenry County;
6. To promote the preservation of the environmental benefits of open space, clean air, groundwater recharge and wildlife preservation;
7. To direct the timely and orderly development of McHenry County;
8. To preserve and maintain the unique and irreplaceable historic resources of McHenry County;
9. To implement the policies and proposals of the County's Comprehensive Land Use Plan.

### 103 POWERS

The McHenry County Board shall have the powers of regulating land use and reducing conflict as stated in 55 ILCS 5/5-12001 et. seq. (1991), as amended.



**104 JURISDICTION**

- 104.1 All land within the corporate limits of the County of McHenry, Illinois, excluding land lying within incorporated municipalities which have adopted a zoning ordinance, is bound by the provisions of this Ordinance.
- 104.2 All lands returned to the jurisdiction of the County shall be returned under agricultural zoning (A-1). Providing, however, land being actively used or developed for purposes other than agricultural uses at the time of its return to the County shall be readmitted for agricultural uses with an allowable nonconforming use.

## ARTICLE TWO - DEFINITIONS

### 201 DEFINITIONS, GENERAL

- 201.1 In the construction of this Ordinance, the rules and definitions contained in this Article shall be observed and applied. In further amplification and for clarity of interpretation of the context, the following definitions of word use shall apply:
1. Words in the singular shall include the plural, those in the plural number shall include the singular;
  2. Words in the present tense shall include the past and future tenses and words in the future tense shall include the present tense;
  3. Words used in the masculine gender shall include the feminine and neuter genders;
  4. The word "shall" is mandatory, while the word "may" is permissive.

### 202 LISTING OF DEFINITIONS

Words, terms, and phrases underlined within definitions are those which are themselves defined in this Article.

- 202.1 ACCESS: A way or means of approach to provide physical entrance to a property.
- 202.2 ACOUSTICAL SHIELDING: means either a man-made device or natural plantings which are used to absorb sound. Examples may include fences, shrubbery and earthen berms.
- 202.3 ACRE: 43,560 square feet.
- 202.4 ADDITIONS: Those construction activities which involve adding area to the ground coverage of a building or structure or adding to its height and volume. Conversions of attic or basement spaces to livable area are considered additions.
- 202.5 ADJOINING LOT OR PARCEL: A lot or parcel of land which shares all or part of a common lot line with another lot or parcel of land and which is not separated by a publicly dedicated right-of-way.

- 202.6 AFFECTED LAND (BY SURFACE MINING): The area of land from which overburden is removed for surface mining or upon which overburden is deposited; that area used for a processing plant, stockpile area and that area of land utilized for drainage ditches, haulage roads, and settling pond impoundments which are constructed, created, extended, enlarged or expanded.
- 202.7 AGRICULTURAL PURPOSE: The art or science of cultivating the ground, including harvesting of crops and rearing and management of livestock (including, but not limited to horses); tillage; husbandry; farming; in a broader sense, the science and art of the production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use. In the broad use it includes farming, horticulture and forestry, together with such subjects as butter and cheese making, horse husbandry, etc. An agricultural purpose does not include the extraction of sand, gravel or limestone, even when such an activity is related to an agricultural purpose.
- 202.8 AIRCRAFT: Any contrivance now known, or hereafter invented, used or designed for navigation of, or flight in, the air.
- 202.9 AIRPLANE: A fixed wing aircraft heavier than air that is driven by a propeller(s) and supported by the reaction of the air against its wings.
- 202.10 AIRPORT, COMMERCIAL: Any area of land, water, or both, used for the landing and take-off of aircraft, intended for a profit, whether or not facilities are provided for the shelter, servicing, or repair of aircraft, or for receiving or discharging passengers or cargo, and all appurtenant areas used or suitable for airport buildings or other airport facilities.
- 202.11 AIRPORT, RESTRICTED LANDING AREA: Any area of land, water, or both, which is used or is made available for the landing and take-off of aircraft and which is not used for commercial purposes.
- 202.12 AMENDMENT, ZONING: A change of the zoning district that is applied to a lot or parcel of land or change in the text of this Ordinance.
- 202.13 AMPHITHEATER: A facility, which may include buildings or structures, used for theatrical events, including, but not limited to, concerts, shows, meetings, seminars and entertainment.
- 202.14 AMUSEMENT PARK: An outdoor facility, which may include structures and buildings, where there are various devices for entertainment, including, but not limited to, rides, booths for the conducting of games or sale of items, and buildings for shows and entertainment.

- 202.15 ANIMAL CARE SHELTER: A facility, including buildings and/or structures where non-domesticated animals are given short term medical care by qualified persons prior to release in the wild.
- 202.16 ANIMALS, EXOTIC: Animals not indigenous to this country.
- 202.17 ANIMALS, FARM: The species of fowl, ovine, caprine, bovine, porcine, and equine, that have been domesticated for agricultural purposes.
- 202.18 ANIMAL HOSPITAL: A building and/or structure where animals or pets are given medical or surgical treatment by qualified persons and the boarding of animals is limited to short-term care incidental to the hospital use.
- 202.19 ANIMAL SHOW, CIRCUS: An outdoor facility, which may include buildings or structures or tents of a temporary nature featuring performing animals, acrobatic acts, clowns, feats of skill and daring, pageantry, etc.
- 202.20 APARTMENT: A room or suite of rooms in a multiple or two family dwelling which is arranged, designed, used or intended to be used as a single housekeeping unit. Permanently installed kitchen, bath and toilet facilities are included within each apartment.
- 202.21 APARTMENT, STEP: An apartment unit one-half (1/2) story below the average ground elevation.
- 202.22 ARCHERY RANGE: An outdoor facility which may include buildings or structures used for target practice with bows and arrows.
- 202.23 AREA, NET: The area of a lot, parcel or development site in square feet/acres, excluding all peripheral rights-of-way and areas included within a definable water body.
- 202.24 ARENA, ENCLOSED: A building or structure housing a platform, ring, arena or the like.
- 202.25 ARENA, EQUINE ENCLOSED: A building or structure housing a platform, ring, arena or the like, used for equine related activities for pleasure, training, competition, exhibitions, demonstration, sale or therapeutic riding for the disabled.
- 202.26 ARTERIAL: See STREET, ARTERIAL.
- 202.27 ASPHALT BATCHING PLANT: A facility used for the production of bituminous substances used for paving.

- 202.28 ATHLETIC FIELD: An open area of land wherein facilities are provided for athletic sports or activities.
- 202.29 AUDITORIUM: A building or structure used for public gatherings or meetings.
- 202.30 AUTOMOBILE, CAR WASH: A building or structure containing facilities for washing automobiles, automatically and/or manually.
- 202.31 AUTOMOBILE, REPAIR SHOP: Any building, premise or land in which or upon which a business, service, or industry principally engaged in the repair of vehicles is conducted or rendered which may include engine replacement and rebuilding; body, frame, or fender straightening; and painting of vehicles.
- 202.32 AUTOMOBILE, RENTALS: The use of any building, land area or other premise for the display and rental of new or used automobiles, panel trucks or vans, trailers or recreational vehicles, including any repair work or service conducted as an accessory use.
- 202.33 AUTOMOBILE, SALES: The use of any building, land area or other premise for the display and sale of new or used automobiles, panel trucks or vans, trailers or recreational vehicles, including any warranty repair work or other repair service conducted as an accessory use.
- 202.34 AUTOMOBILE, SERVICE STATION: Any building, land area or other premise, or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels; including the sale and installation of lubricants, tires, batteries and similar accessories. Accessory uses may include food marts.
- 202.35 AUTOMOBILE, SERVICING AND PARTS: The use of any building, land area or other premise for the sale and installation of parts such as tires, batteries, mufflers, and brakes; routine maintenance such as oil change and lubrication; or other incidental repair; but excludes the outdoor storage of damaged vehicles.
- 202.36 AUTOMOBILE, WRECKING YARD: Any land, building or structure where motor vehicles or parts thereof, are stored or dismantled in the open and are not being restored to operation.
- 202.37 AVERAGE GROUND ELEVATION: The average level of the finished surface on the ground adjacent to the exterior walls of a building or structure.
- 202.38 BACKFILL: Materials used to refill a ditch or other excavation, or the process of doing so.

- 202.39 BASE FLOOD ELEVATION: See FLOOD ELEVATION, BASE.
- 202.40 BASEMENT (CELLAR): A story partly or wholly underground.
- 202.41 BEACH: A nearly level stretch of pebbles and/or sand beside a lake or water area which may be man-made or created by the action of the water.
- 202.42 BED AND BREAKFAST: An owner occupied dwelling unit having not more than five (5) guest rooms where lodging, with or without meals, is provided to the public for compensation.
- 202.43 BERM: An earth mound that is designed to control and divert surface runoff or which is designed to serve as a visual buffer.
- 202.44 BEDROOM: A private room planned, intended, or which could be used for sleeping, separated from other rooms by a door, and accessible to a bathroom without crossing another bedroom or living room.
- 202.45 BLOCK: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines or waterways.
- 202.46 BUILDING: A structure designed, built or occupied as a shelter or roofed enclosure for persons, animals or property, which is permanently affixed to the land. The term "building" is to be construed under this Ordinance as if preceded by the word "permanent" and as if followed by the words "or parts thereof".
- 202.47 BUILDING, ACCESSORY STRUCTURE OR USE: The use of land, buildings, and other structures which (1) is located or conducted on the same zoning lot as the principal building, use or structure, except as may be specifically provided elsewhere in this Ordinance; and (2) is customarily incidental to, subordinate in purpose to, and serves the principal use; and (3) is clearly operated and maintained solely for the comfort, convenience, necessity or benefit of the occupants, employees, customers or visitors of or to the principal use.
- 202.48 BUILDING, ATTACHED: A building which shares a common wall with another building.
- 202.49 BUILDING, DETACHED: A single building which shares no common wall with another building and is surrounded by open space which is designed, used or intended to be occupied and maintained for the principal use of the land on which it is located.

- 202.50 **BUILDING, GOVERNMENTAL**: A building or structure designed, built or occupied for use by any department, commission, independent agency or instrumentality of the United States, state, county, incorporated municipality, township or other governmental unit.
- 202.51 **BUILDING, PRINCIPAL**: A building which is designed, used or intended to be occupied and maintained for the principal use of the land on which it is located.
- 202.52 **BUILDING LINE**: A line on a lot or parcel parallel to the property lines or street right-of-way line at sufficient distance to provide the minimum required yards, delineating the area in which structures are permitted subject to the provisions of this Ordinance.
- 202.53 **BULK REGULATIONS**: The term used to indicate the distance of yards and setbacks of buildings or structures and the location of same with respect to one another and including but not limited to the following: (1) size and height of buildings; (2) location limits of exterior walls and overhangs in relation to property lines, streets, other structures, etc.; (3) the maximum land coverage of buildings or structures; (4) all yards and setbacks required for buildings; (5) minimum amount of lot or parcel area required per dwelling unit.
- 202.54 **BUMPERS**: A permanently anchored device in each parking stall which blocks the front wheels of a vehicle.
- 202.55 **BUS TERMINAL**: Any premises for the transient housing or parking of motor driven buses and the loading and unloading of passengers.
- 202.56 **CAMP**: Any land; including buildings or structures, used for assembly or temporary occupancy by persons which may provide outdoor recreation facilities.
- 202.57 **CAMP, DAY**: A camp not providing overnight accommodations.
- 202.58 **CAMPGROUNDS**: A plot of ground upon which two or more campsites are located, established or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education and vacation purposes.
- 202.59 **CAMPING UNIT**: Any tent, trailer, cabin, lean-to, recreational vehicle or similar structure established or maintained or operated in a campground as temporary living quarters for recreation, education or vacation purposes.

- 202.60 CEMETERY: A parcel of land, buildings, and/or structures used for the interring of human remains.
- 202.61 CEMETERY, PET: A parcel of land, buildings and/or structures used for the interring of animal remains.
- 202.62 CHURCH: A building and/or structure wherein persons regularly assemble for religious worship which is used only for such purposes and activities that are customarily associated therewith. Accessory uses may include: rectory, parsonage or Sunday School.
- 202.63 CLINIC, MEDICAL: A building used for the care, diagnosis and treatment of sick, ailing, infirm or injured people and those who are in need of medical, surgical, psychological or dental attention, but who are not provided with board or room or kept overnight on the premises.
- 202.64 CLINIC, VETERINARY: A building in which medical care is given to animals and where animals may be boarded overnight, if required for medical purposes.
- 202.65 CLUB OR LODGE, PRIVATE (NON-PROFIT): A non-profit association which owns, hires, or leases a building, premises or portion thereof, the use of such premises being restricted to members and their guests.
- 202.66 COIN OPERATED AMUSEMENT DEVICE: Any machine which upon monetary exchange between patron and owner and/or his employee or upon the insertion of a coin, slug, token, plate or disc may be operated by the public, generally for the use as a game, entertainment or amusement, whether or not registering a score. It shall include such devices as marble machines, pinball machines, electronic games, skill balls, mechanical grab machines, pool tables, coin-operated music players and all games, operations or transactions similar thereto under whatever names games may be known.
- 202.67 COMMERCIAL: Any use having financial profit as an objective.
- 202.68 COMMERCIAL EQUIPMENT: Any machinery, materials, tools, fuels typically used or sold in conjunction with a business.
- 202.69 COMMERCIAL VEHICLE: Any vehicle with plates other than Class "B" license plates, R.V. plates, trailers with "TA" or "TB" plates, or regular passenger plates.



- 202.70 COMMUNITY CENTER: A building used for recreational, social, educational and cultural activities, usually owned and operated by a public non-profit group or agency.
- 202.71 COMMUNITY SEWER SYSTEM: An Illinois Environmental Protection Agency (I.E.P.A.) permitted wastewater treatment works that may be privately or publicly held.
- 202.72 COMPENSATORY STORAGE (FLOODPLAINS): An artificially excavated area providing a balance of additional flood storage to make up for loss of flood storage when earth material fill or structures are placed within the floodplain.
- 202.73 COMPREHENSIVE PLAN (GENERAL PLAN, CITY PLAN, MASTER PLAN): An official document or documents that comply with State statutes, are officially adopted by a county, city or village and officially recorded, which set forth its general policies regarding the long term physical development of the jurisdiction.
- 202.74 COMPOST: The humus-like product of the process of composting waste, which may be used as a soil conditioner.
- 202.75 COMPOSTING: The biological treatment process by which microorganisms decompose the organic fraction of the waste, producing compost.
- 202.76 COMPOST AREA: The area of a composting facility in which waste, composting material or undistributed end-product compost is unloaded, stored, staged, stockpiled, treated or otherwise managed.
- 202.77 CONDITIONAL USE: A use which, because of its unique characteristics, cannot be classified in any particular zoning district.
- 202.78 CONTIGUOUS: Next to, abutting or touching and having a boundary, or portion thereof, which is coterminous.
- 202.79 COUNTRY CLUB: A facility, usually a building or structure, erected or associated with a golf course or other leisure time activities.
- 202.80 COUNTY: McHenry County, Illinois.
- 202.81 COUNTY, UNINCORPORATED LANDS: All land within the County boundaries, but not located within a municipality or village.
- 202.82 COUNTY BOARD: The County Board of McHenry County, Illinois.

- 202.83     COUNTY CLERK The Clerk of McHenry County, Illinois.
- 202.84     COUNTY RECORDER: The Recorder of Deeds of McHenry County, Illinois.
- 202.85     DAMS: All obstructions, wall embankments or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool.
- 202.86     DAY CARE FACILITY: A facility which is operated by any person, group of people, agency, association or organization licensed by the State of Illinois, whether established for gain or otherwise, who or which receives or arranges for the care or placement of children and/or senior citizens unrelated to the operator of the facility, established and maintained for the general care of children and/or senior citizens. The term "Day Care Facility" includes facilities commonly called "Child Care Facility", "Day Nurseries", "Nursery Schools", "Kindergartens", but does not include any State operated institution for child care, or any bona fide boarding school.
- 202.87     DORMITORY: A building used as group living quarters for a student body, religious order, or other group as an associated use to a college, university, boarding school, orphanage, convent, monastery, farm labor camp or other similar use. Dormitories do not include kitchen facilities other than a group kitchen designed to serve all residents.
- 202.88     DWELLING: A building, exclusive of mobile homes, recreational vehicles, hotels or motels containing as its principle use one (1) or more dwelling units.
- 202.89     DWELLING, MULTIPLE FAMILY: A building containing three (3) or more dwelling units used for residential occupancy, including apartment houses, non-transient apartment hotels, rooming houses, boarding houses, fraternities, sororities, dormitories and similar housing types but not including hotels, motels, hospitals and foster family homes.
- 202.90     DWELLING, SINGLE FAMILY: A dwelling which is a detached building containing only one (1) dwelling unit.
- 202.91     DWELLING, TWO FAMILY: A dwelling containing two (2) dwelling units each with completely separate entrances.
- 202.92     DWELLING UNIT: One (1) or more rooms in a residential building which are arranged, designed or used as living quarters for one (1) family. Bathroom and kitchen facilities are permanently installed.

- 202.93 END-PRODUCT COMPOST: Organic material that has been processed to maturity.
- 202.94 EMERGENCY SHELTERS: A facility providing temporary short term housing for individuals who are displaced by reasons of abuse, domestic violence, fire, flood or other "Acts of God" and for the homeless.
- 202.95 EROSION: The wearing away of the land surface by the action of wind, water or gravity.
- 202.96 EXEMPT ORGANIZATIONS: Organizations which are exempt from this Ordinance per the Illinois Compiled Statutes, including State, Federal or local units of government.
- 202.97 EXTERIOR STORAGE: means storage which occurs outside of a building.
- 202.98 FAMILY: One (1) or more individual(s) occupying a dwelling unit and living as a single household unit.
- 202.99 FAIRGROUNDS: An area wherein buildings, structures and land are used for the exhibition of livestock, farm products, etc. and/or for carnival-like entertainment.
- 202.100 FEMA: Federal Emergency Management Agency and its regulations at 44 CFR 59-79 effective as of October 1, 1986. This incorporation does not include any later editions or amendments.
- 202.101 FENCE: An artificial barrier constructed of any material or combination of materials erected to enclose or screen areas of land.
- 202.102 FIRM: "Flood Insurance Rate Maps (FIRM)" maps prepared by the Federal Emergency Management Agency that depict the special flood hazard areas (SFHA). These maps include insurance rate zones and floodplains and may or may not depict floodways.
- 202.103 FLEA MARKET: An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.
- 202.104 FLOOD ELEVATION BASE: The regulatory elevations established by the methods adopted by this Ordinance and which establish the limit of intrusion or retainment of a "100 year flood event."
- 202.105 FLOOD FRINGE: That part of a floodplain that lies beyond the delineated borders of a regulatory floodway.

- 202.106 **FLOOD, 100 YEAR EVENT**: A storm of intensity that recurs, on the average, once every 100 years, or that has a one percent (1%) chance of occurring in any given year, measured during a 24-hour time period.
- 202.107 **FLOODPLAIN**: The continuous area contiguous to a lake, watercourse, stream or stream bed, depressional pocket or area, the elevation of which is greater than the normal water level or pool elevation, but equal to or lower than the base flood elevation.
- 202.108 **FLOODPROOFING**: Any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
- 202.109 **FLOODWAY**: The channel of a stream, plus any adjacent floodplain areas that must be kept free of encroachment in order that the 100 year flood event be carried without substantial increases in flood height, as defined on the Federal Emergency Management Agency Maps.
- 202.110 **FLOOR AREA RATIO**: The total gross floor area of a building or multiple buildings on a lot or parcel divided by the total area of the lot or parcel. Gross floor area is measured from the exterior walls, excluding areas devoted to parking structures, loading areas, storage and mechanical rooms, but including basement areas designed for human occupancy.
- 202.111 **FRONTAGE, LOT OR PARCEL**: That boundary of a lot or parcel along a dedicated street right-of-way, non-dedicated street right-of-way or any easement of access recorded prior to June 25, 1978, as measured between side lot or parcel lines; for a corner lot, the shortest lot or parcel line adjoining the street right-of-way or easement is the front lot or parcel line or frontage.
- 202.112 **FUNERAL HOME**: A building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.
- 202.113 **GAME BREEDING AND SHOOTING PRESERVE AREA**: An area licensed by the State of Illinois under the Code of 1971, as amended, 520 ILCS 5/3.27, which must meet certain requirements for area and operating procedures, and which is granted special hunting privileges.

- 202.114 GARAGE, PRIVATE: An accessory building or an accessory portion of the principal building, including a carport, which is intended for and used for storing privately owned motor vehicles, boats and trailers of the family or residents on the premises, and in which no business, service or industry is carried on.
- 202.115 GARAGE, PUBLIC: A building designed or used for the housing of vehicles (usually motor) also, a building in which vehicles are on display, are for sale, or are housed for repair or storage purposes.
- 202.116 GOLF COURSE: A tract of land for playing golf, improved with trees, greens, fairways, water hazards and which may include buildings and structures and shelters.
- 202.117 GOLF DRIVING RANGE: An area of land, including buildings or structures, intended solely for the practice of golf driving skills.
- 202.118 GREENHOUSE AND/OR NURSERY CENTER: An enterprise where plants grown on the site, as well as accessory items directly related to the maintenance and care of plant life are sold.
- 202.119 HALFWAY HOUSE: A residence offering temporary living arrangements, under the auspices of a non-profit association, corporation, or government entity which provides treatment, counseling and/or therapy from support staff. Halfway houses focus on rehabilitative support services to residents as they prepare to reenter society in an independent lifestyle.
- 202.120 HEALTH DEPARTMENT: The McHenry County Department of Health.
- 202.121 HEIGHT, ACCESSORY BUILDING: The vertical distance from the average ground elevation to the highest point of the ridge.
- 202.122 HEIGHT, BUILDING: The vertical distance from the average ground elevation to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level which is located midway between the eaves and ridge for gable, hip or gambrel roofs. Chimneys, towers, spires, elevator penthouses, cooling towers and similar projects are not included in calculating building heights.
- 202.123 HEIGHT, STRUCTURES (Other than buildings): The vertical distance as measured from the average ground elevation to the highest point of such a structure.

- 202.124 HELIPORT: An area, either at ground level or elevated on a structure licensed or approved for the loading and takeoff of helicopters, and including auxiliary facilities such as parking, waiting room, fueling and maintenance equipment.
- 202.125 HOME OCCUPATION: Any activity carried out by a resident conducted as an accessory use in the resident's dwelling.
- 202.126 HOMES, INSTITUTIONS, SPECIALIZED CARE FACILITIES: A private home, institution, building, residence, or other place operated for profit or not-for-profit which provides through its ownership or management, personal care, sheltered care and/or nursing care for unrelated individuals not comprising a family unit. Examples include: Nursing Homes, and Retirement Facilities.
- 202.127 HOMES, GROUP: A residence offering permanent living arrangements for disabled individuals, under the auspices of an association, corporation or other legal entity aside from residents, their parents or individual legal guardians. Group homes offer rehabilitative services for residents and strives to create a living environment which enables residents to develop their life skills to full capacity.
- 202.128 HORSE FARM: A building or structure and/or land whose operator keeps equines primarily for breeding and boarding and which operation may or may not be incidental to the owner's primary occupation.
- 202.129 HOSPICE: A facility offering an alternative to hospitalization or nursing home care for the terminally ill. Hospices provide treatment, and/or relief from physical pain and symptoms, psychological, practical, spiritual and bereavement support services.
- 202.130 HOSPITAL: A building where provisions for primary health services and medical or surgical care to people, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities. For purposes of this Ordinance, the word "hospital" shall also include, but not be limited to, sanitariums and any other medical facility where intensive medical treatment and overnight care is provided.
- 202.131 HOTEL OR MOTEL, LODGES OR RESORTS: A building or structure designed for transient occupancy, consisting of rooms or suites providing living, sleeping and individual toilet facilities. Additional services such as restaurants, meeting rooms and recreational facilities may be provided.

- 202.132 HUNT CLUB: (See GAME BREEDING AND SHOOTING PRESERVE AREA).
- 202.133 INDUSTRIAL PARK: A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing them with all necessary facilities and services.
- 202.134 INNOVATIVE ENERGY SYSTEM: Energy systems such as, but not limited to, solar devices or wind devices which provide energy for individual or clustered uses. However, incidental excess energy may be transferred within the limits of the law. All innovative energy systems must be on-site systems in the case of individual buildings or contained within clustered units.
- 202.135 INNOVATIVE WASTE DISPOSAL SYSTEMS: A wastewater treatment system not specified as "approved" in Sections 5 or 6 of Article X of the McHenry County Public Health Ordinance which will provide an equivalent or better level of treatment as those specified in these sections.
- 202.136 KENNEL, COMMERCIAL: Any building or structure used or intended to be used for the housing of dogs or domesticated animals. Commercial activities may include, but need not be limited to, public boarding, wholesaling of dogs or domesticated animals and sale of items or products related to dog or domesticated animal care.
- 202.137 KENNEL, PRIVATE: An accessory building or structure used or intended to be used for the housing of dogs or domesticated animals kept for the purposes of raising, breeding, training, exhibiting and sale. All dogs kept must be owned or co-owned or under contract to the owner or lessor of the site.
- 202.138 LABORATORY: A building or group of buildings wherein scientific research, investigation, testing, experimentation or housing of laboratory animals occurs; but not facilities for the manufacture or sale of products other than reports. It may include temporary pilot plant installations which are incidental to the main purpose of the facility.
- 202.139 LANDSCAPE WASTE: Means all accumulation of grass or shrubbery cuttings, leaves, tree limbs and other material accumulated as the result of the care of lawns, shrubbery, vines and trees. Christmas trees are excluded.

- 202.140 LANDSCAPE WASTE COMPOSTING FACILITY: An establishment for the composting of waste materials accumulated as the result of the care of lawns, shrubbery, vines and trees. However, property on which composting of such materials is generated, stored, treated and disposed of on-site as a result of a person's own activities shall not be considered a landscape waste composting facility.
- 202.141 LAUNDROMAT: An establishment providing washing, drying or dry cleaning machines on the premises for rental use to the general public for family laundering or dry cleaning purposes.
- 202.142 LIVERY: (see STABLE, PUBLIC). Equines rented to the public by the hour, day, or week for the purpose of recreational riding.
- 202.143 LOT: A lot of record which is a part of a subdivision, the plat of which has been duly authorized and recorded in the Office of the Recorder of Deeds of McHenry County, Illinois, and which is intended to be used as a unit by one (1) principal building and its accessory buildings. Within all zoning districts, all lots are lots of record as required by and in conformance with the McHenry County Subdivision Ordinance and the State Plat Act. (See also Zoning Lot)
- 202.144 LOT, FLAG: A lot or parcel with access to the bulk of the property by means of a narrow corridor.
- 202.145 LOT, CORNER: A lot contiguous to two (2) streets at their juncture, when the interior angle formed is less than one hundred thirty-five (135) degrees.
- 202.146 LOT, INTERIOR: A lot other than a corner lot.
- 202.147 LOT OR PARCEL AREA: The area of a horizontal plane bounded by the front, side and rear lot lines of a lot or parcel.
- 202.148 LOT OR PARCEL, BUILDABLE AREA OF: That portion of a lot or parcel bounded by building lines.
- 202.149 LOT OR PARCEL, COVERAGE: The amount of surface area of a particular lot or parcel that is covered, or may be covered, by a building or structure, expressed as a percentage.
- 202.150 LOT OR PARCEL, WIDTH: The horizontal distance between the side lot or parcel lines measured at right angles to the depth, and the front building line.
- 202.151 LOT, REVERSED CORNER: A corner lot, the rear of which abuts upon the side of another lot, whether across an alley or not.



- 201.152 LOT, THROUGH: A lot or parcel having its front and rear yards each abutting on a street.
- 202.153 LOT, ZONING: See ZONING LOT.
- 202.154 LOT LINE: A line dividing one lot or one parcel from another lot or parcel or from a street, alley or other right-of-way.
- 202.155 LOT LINE, FRONT: On interior lots or parcels, the lot line abutting a street, on a corner lot or parcel, the shorter lot line abutting a street, on a flag lot or parcel, the interior lot line most parallel to and nearest the street which access is obtained. Flag lots or parcels which meet all bulk requirements of this Ordinance, including frontage, shall have the front lot line determined in the same manner as defined for interior lots or parcels. On through lots or parcels, the lot line abutting the street providing the primary access to the lot shall be the front.
- 202.156 LOT LINE, SIDE: Any lot line which is not a front or rear lot line
- 202.157 LOT LINE, REAR: The lot line not intersecting a front lot line that is most distant from and most parallel to the front lot line.
- 202.158 MAINTENANCE: Construction or other activities essential to maintaining exterior building or structure surfaces in a weather-resistant condition, such as, but not limited to re-roofing, re-siding or replacement of sash or doors.
- 202.159 MANNED SITE: Means a site where a person is present in either a staff or supervisory capacity.
- 202.160 MAP CHANGES: Amendments or revisions to the FEMA FIRM Maps as indicated in official determinations of the Federal Emergency Management Agency's "Letter of Map Amendment" (LOMA) or "Letter of Map Revision" (LOMR).
- 202.161 MARINA: A boat basin and recreational facility located on waterfront property which provides moorings for boats and having one (1) or more of the following facilities: boat launching ramps, boat sales and delivery facilities, boat repair, storage and fueling facilities and, boat construction and engine repair, provided the work is carried on within a building.
- 202.162 MIGRANT AGRICULTURAL LABOR HOUSING: Dwelling units, including mobile homes, for use by full-time, temporary or permanent employees engaged in agricultural pursuits.

- 202.163 MINIMUM FLOOR ELEVATION: The lowest elevation permissible for the construction, erection or the placement of any floor including a basement floor.
- 202.164 MOBILE HOME: A structure, transportable in one or more sections, which is at least eight (8) feet in width and at least thirty-two (32) feet in length, which is built on a permanent chassis and is designed to be used as a dwelling unit, with or without a permanent foundation, when connected to the required utilities.
- 202.165 MOBILE HOME PARK (TRAILER PARK): An area of land upon which two (2) or more permanent mobile homes are harbored, either free of charge or for revenue purposes, including any building, structure, tent, vehicle or enclosure used or intended to be used as part of the equipment or facilities of such mobile home park.
- 202.166 MOBILE UNIT: Means an automobile, truck, trailer or van which is used for the collection of recyclable materials. A mobile unit also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials.
- 202.167 MUNICIPAL WASTE: Means garbage, general household, institutional and commercial waste, industrial lunch-room or office waste, landscape and construction and demolition debris.
- 202.168 MUSEUM: A building used for the preservation and exhibition of artistic, historical or scientific objects.
- 202.169 NGVD: National Geodetic Vertical Datum of 1929. Reference surface set by the National Geodetic Survey deduced from a continental adjustment of all existing sea level adjustments in 1929. Mean Sea Level, adjusted for 1929 (MSL adj. 1929), is an equivalent.
- 202.170 NONCONFORMING LOT OR PARCEL: A lot or parcel of record or recorded deed, the area, dimensions or location of which was lawful prior to the effective date of this Ordinance, or subsequent amendment thereto, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.
- 202.171 NONCONFORMING STRUCTURE OR BUILDING: A structure or building the size, dimensions or location of which was lawful prior to the effective date of this Ordinance, or subsequent amendment thereto, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

- 202.172 NONCONFORMING USE: A specific use or activity which lawfully existed prior to the effective date of this Ordinance, or subsequent amendment thereto, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.
- 202.173 OPEN SPACE: Any parcel or area of land or water essentially unimproved and set aside, designated or reserved for public or private use and enjoyment. Such space must be free of automobile traffic, parking and undue hazard and be readily accessible by all those for whom it is intended to be used or may be restricted by limited access for use as a natural preservation area. It may also be a yard, court or the space between two buildings or between the building and the boundary line of a lot or parcel.
- 202.174 OPERATOR (SURFACE MINING): Any person, firm, partnership or corporation engaged in and controlling a surface mining operation, including political subdivisions and instrumentalities of the State of Illinois.
- 202.175 OVERBURDEN (SURFACE MINING): All of the earth and other material which lie above natural deposits of coal, clay, stone, gravel or other minerals and also such earth and other material disturbed from their natural state in the process of surface mining.
- 202.176 PARCEL: An area of land described by metes and bounds or by division making reference to the original government survey. For purposes of this Ordinance, a parcel is not a lot.
- 202.177 PERFORMANCE STANDARDS: Criteria established to control smoke and particulate matter, noise, odorous matter, toxic matter, vibration, fire and explosive hazards, glare and radiation hazards generated by or inherent in uses of land or buildings.
- 202.178 PERSON: Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, legal entity, or their legal representative(s), agent(s) or assign(s).
- 202.179 PLANNING COMMISSION: The McHenry County Regional Planning Commission.
- 202.180 PLANNING AND DEVELOPMENT DEPARTMENT: The McHenry County Department of Planning and Development.
- 202.181 PLANNING AND DEVELOPMENT COMMITTEE: The McHenry County Board Planning and Development Committee.

- 202.182 POWER-DRIVEN PROCESSING EQUIPMENT: Means equipment such as, but not limited to, balers, granulators, shredders, crushers, grinders, densifiers and conveyors used exclusively to process recyclables for the secondary materials market.
- 202.183 PRINCIPAL BUILDING OR STRUCTURE: The primary building or structure upon a lot or parcel, or the building or structure which houses the principal use of the premises.
- 202.184 PRINCIPAL USE: The primary purpose for which a land area, building or structure is used.
- 202.185 PROPERTY LINE: The lines bounding a lot of record, a metes and bounds parcel, or a zoning lot, as defined herein. (See also Lot Line.)
- 202.186 PROCESSING: means the preparation of recyclable materials for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.
- 202.187 PUBLIC SAFETY TRAINING AREA: An area used by police departments, fire departments, rescue squad units, civil defense units and any other related groups to conduct training maneuvers for the welfare and safety of the public.
- 202.188 PUBLIC UTILITY: A closely regulated private enterprise with an exclusive franchise for providing a public service.
- 202.189 RECLAMATION: The process for restoring land to a condition whereby a permitted end use may be established.
- 202.190 RECLAMATION, SIMULTANEOUS: Reclamation that is accomplished as the surface mining progresses.
- 202.191 RECYCLING CENTER: Means a site or facility that accepts only segregated, non-hazardous, non-special, homogeneous, non-putrescible materials such as dry paper, glass, cans or plastic, for short term storage for the subsequent use in the secondary materials market.
- 202.192 RECYCLING DROP-OFF POINT: Means a site or facility that accepts only segregated, non-hazardous, non-special, homogeneous, non-putrescible materials such as dry paper, glass, cans or plastic for temporary storage for the subsequent use in the secondary materials market. Such recycling drop-off points may include: reverse vending machines, either singularly or located in groups, mobile units, kiosk units, igloos or unattended containers.

- 202.193 RECYCLABLE MATERIALS: Means materials that are separated from garbage, municipal waste or refuse for the purpose of recycling, including but not limited to, aluminum and tin cans, newspapers, corrugated cardboard, high grade printing and writing papers, magazines, landscape waste, plastic and glass containers.
- 202.194 RECYCLING PROCESSING FACILITIES: Means a site or facility that accepts only segregated, non-hazardous, non-special, homogeneous, non-putrescible materials such as, but not limited to dry paper, glass, cans or plastic for storage, operation and/or processing by power-driven equipment for the subsequent use in the secondary materials market.
- 202.195 REGISTERED LAND SURVEYOR (RLS): A land surveyor registered in the State of Illinois, under the Illinois Land Surveyors Act (225 ILCS 330/1 et. seq.)
- 202.196 REGISTERED PROFESSIONAL ENGINEER: An engineer registered in the State of Illinois, under the Illinois Professional Engineering Act (225 ILCS 325/1).
- 202.197 REPAIRS: Those construction activities related to maintenance of buildings or structures without removal or cutting away of any exterior or interior wall, partition or portion thereof, or the cutting of any structural beam, joist or bearing support.
- 202.198 RESTAURANT: A building or structure where food and drink is prepared, served and consumed as the principal use.
- 202.199 RETIREMENT COMMUNITY: A planned community designed to meet the needs of, and exclusively for, the residences of senior citizens.
- 202.200 REVERSE VENDING MACHINES: Means an automated mechanical device that accepts one or more types of empty beverage containers and issues a cash refund or redeemable coupon.
- 202.201 ROAD CLASSIFICATION MAP: A graphic representation of the designated strategic regional arterials and the arterial streets.
- 202.202 ROOMING HOUSE/BOARDING HOUSE: A residential structure, owner occupied or non-owner occupied, having six (6) or more units, that provides lodging, with or without meals, pursuant to previous arrangements for definite periods of time and not open to the public or transients, and which makes no provision for cooking in any rooms occupied by paying guests.

- 202.203 SALVAGE YARD: A building, structure or land where used vehicles, appliances, building fixtures and similar commodities are sorted, dismantled or offered for sale.
- 202.204 SAWMILL: A building, structure or land which houses equipment or apparatus for sawing logs and timber.
- 202.205 SCHOOL DISTRICT: Any district created or operated under the provisions of the "School Code" approved May 1, 1945, as amended.
- 202.206 SCHOOL, PRIVATE: Any building or group of buildings, the use of which meets state requirements for primary, secondary or higher education and which does not secure the major part of its funding from any governmental agency.
- 202.207 SCHOOL, PUBLIC: Any building or part thereof which is designed, constructed and used for education or instruction in any branch of knowledge.
- 202.208 SCREENING: A method of visually shielding or obscuring structures or uses from abutting or nearby properties with fences, walls, berms or densely planted vegetation.
- 202.209 SEGREGATED: Means recyclable material separated at the point of generation from municipal waste.
- 202.210 SETBACK LINE: Setback lines indicate an acceptable encroachment into a yard requirement of this Ordinance by an accessory structure or those distances required along State and Federal highways which may be greater than the yard requirements of Table Two of this Ordinance.
- 202.211 SHOOTING RANGE, INDOOR: A facility designed or used for shooting at targets with rifles, pistols, or shotguns, and which is completely enclosed within a building or structure.
- 202.212 SHOOTING RANGE, OUTDOOR: A facility designed or used for shooting at targets with rifles, pistols, or shotguns, and which is not completely enclosed within a building or structure.
- 202.213 SHOPPING CENTER: A commercial development which is designed, developed, operated and controlled as a unit with off-street parking placed on the site to serve jointly all establishments in the center.

- 202.214 **SIGN**: Any surface, fabric, or device bearing lettered, pictorial or sculptured material designed to convey information visually and exposed to public view; or a structure (including billboard or poster panel) designed to carry the above type of visual information.
- 202.215 **SITE COVERAGE**: the area of a Planned Development site which is covered by buildings, parking areas, roads, drives and loading areas.
- 202.216 **SPOIL**: Waste material which is exposed and removed in excavating.
- 202.217 **STABLE, PRIVATE (NON-PROFESSIONAL)**: An accessory structure and/or land use which is designed, arranged, used or intended to be used for the keeping of equines for the private use of the occupants of the dwelling and their guests, but in no event are for hire and which use does not constitute a primary source of income.
- 202.218 **STABLE, PROFESSIONAL**: A structure and/or land in or on which an operator keeps equines primarily for boarding, training and giving lessons, but in no event are the equines rented to the public.
- 202.219 **STABLE, PUBLIC (i.e. LIVERY)**: A structure and/or land operating to keep equines for hire, and to solicit and promote business and remuneration for services as a primary source of income.
- 202.220 **STACKING REQUIREMENTS**: The number of cars that must be accommodated in a reservoir space while awaiting ingress or egress to specified businesses, service establishments or parking lots.
- 202.221 **STOCKYARD**: An enclosure with pens, sheds and other buildings or structures for the temporary keeping of livestock.
- 202.222 **STORAGE**: The placement of merchandise, equipment or personal property for safe keeping.
- 202.223 **STORY**: That part of a building between the wearing surface of a floor and the floor next above, and if there is no floor above, then the ceiling immediately above. A basement is a story if its ceiling is six (6) feet or more above the level from which the height of the building is measured.
- 202.224 **STORY, HALF**: A basement or portion thereof, of which the finished floor is not more than four (4) feet below the adjoining outside finished grade at required windows.

- 202.225 STRATEGIC REGIONAL ARTERIAL (SRA): An arterial street designated as such by the Illinois Department of Transportation and shown on the Road Classification Map.
- 202.226 STREET: A vehicular way which: (1) is an existing state, county or municipal roadway; or (2) is shown upon a plat approved pursuant to law.
- 202.227 STREET, ARTERIAL: A street which primarily serves to connect major activity centers, with the capability of providing for a high degree of mobility, accommodating a high volume of travel, and serves primarily long trips. A street which serves to connect or supplement other arterial streets at a high degree of mobility and has the capability to serve high volumes of traffic and is part of an integrated network. As shown on the Road Classification Map.
- 202.228 STRUCTURAL ALTERATION: Any change in the supporting members of a building, such as foundation wall, bearing walls or partitions, columns, beams or girders or any substantial change in the roof or in the exterior walls, excepting such repairs as may be required for the safety, maintenance and upkeep of the building or structure.
- 202.229 STRUCTURE: Anything constructed, erected or placed, which requires location in or on the ground, or in or on a body of water, or is attached to something having a location on the ground, including earthen works.
- 202.230 SUBSTANTIAL IMPROVEMENT (OF A BUILDING OR STRUCTURE): For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.
- 202.231 SURFACE MINING: The mining of any minerals by removing the overburden lying above natural deposits thereof, and mining directly from the natural deposits thereby exposed or the deposition of overburden therefrom.
- 202.232 THEATER: A building or part of a building devoted to showing motion pictures.
- 202.233 THEATER, DRIVE-IN: An open area of land with its appurtenant facilities devoted to showing motion pictures.
- 202.234 USE, ACCESSORY: See building, accessory.



- 202.235 USE, PRINCIPAL: See building, principal.
- 202.236 USE: Any purpose for which a building or other structure, or a lot or parcel may be designed, arranged, intended, maintained or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a lot or parcel.
- 202.237 USE, INTENSIVE: Any agricultural, business, or industrial use liable to negatively influence surrounding uses.
- 202.238 USE, TEMPORARY: A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.
- 202.239 USED MOTOR OIL: Means motor oil generated by households where characteristics have changed since being originally manufactured, and which is suitable for recycling.
- 202.240 USED LATEX PAINT: Means all interior latex paints generated by households.
- 202.241 UTILITY FACILITY, NON-EXEMPT: Equipment, structures or sites used for the provision of services such as water, sewer, electricity, natural gas, and telephones but not including municipal facilities, accessory uses such as individual wells and septs as well as any poles, towers, wires, cable, conduits, vaults, laterals or any other similar distributing equipment for the following:
1. A public utility as defined in the Public Utilities Act (220 ILCS 5/3-105 et seq.) which is subject to one of the following:
    - A. The Messages Tax Act, 35 ILCS 610/1 et seq as amended.
    - B. The Gas Revenue Tax Act, 35 ILCS 615/1 et seq as amended.
  2. A public utility which is subject to the Public Utilities Revenue Act, 35 ILCS 620/1 et seq as amended.
  3. Public facilities or equipment which are located on any rights of way and are used for railroad purposes.
- 202.242 VARIATION: A divergence from the Zoning Ordinance bulk, loading and parking requirements.
- 202.243 WALL: The vertical exterior surface of a building or vertical interior surfaces which divide a building's space into rooms.

- 202.244 WAREHOUSE: A building used primarily for the storage of goods and materials.
- 202.245 WAREHOUSE, MINI: A building or group of buildings in a controlled access area that contain varying sizes of individual, compartmentalized and controlled-access stalls or lockers for the storage of a customer's goods or wares.
- 202.246 WATERCOURSE: Any natural or artificial watercourse, stream, river, draw, creek, ditch, channel, canal, conduit, culvert, drain, waterway, swale, gully, ravine, or wash in which water flows in a definite direction of course, either continuously or intermittently, and which has a definite channel, bed and banks, and shall include any area adjacent thereto, subject to inundation by reasons of overflow or floodwaters.
- 202.247 WINDROW: An elongated pile of solid waste or composting material constructed to promote composting.
- 202.248 YARD: Any open space, on the same zoning lot with a principal building or group of buildings, which is unoccupied and unobstructed from its lowest level upward, except as otherwise permitted in this Ordinance, and which extends along a lot or parcel line and at right angles thereto to a depth or width determined by the nearest point of the principal building.
- 202.249 YARD, FRONT: A yard extending across the full width of the front lot line between side lot lines and from the front lot line to the front of the principal structure. For the purpose of Table Two of this Ordinance, the minimum yard abutting a road shall be considered the front yard. (See also Lot Line, Front.)
- 202.250 YARD, REAR: A yard extending across the full width of the rear lot line and lying between the rear lot line and rear of the principal structure. (See also Lot Line, Rear.)
- 202.251 YARD, SIDE: A yard extending between the side lot line and the side of the principal structure on both sides of the principal structure extending between the front and rear yards. (See also Lot Line, Side.)
- 202.252 YARD, TRANSITIONAL: A more restrictive yard requirement for a zoning district with a more intense use when it abuts a zoning district with a less intense use. The transitional yard area conforms to the most restrictive zoning district.
- 202.253 ZERO LOT LINE: The location of a building in a Planned Development District in such a manner that one or more of the building's sides rests directly on a lot line.

- 202.254 ZONING BOARD OF APPEALS (ZBA): The Zoning Board of Appeals of McHenry County, Illinois
- 202.255 ZONING DISTRICT: An area or areas within the unincorporated portions of McHenry County for which the regulations and requirements governing use, lot size, building bulk, yards, setbacks and other conditions of use are uniform.
- 202.256 ZONING ENFORCEMENT OFFICER: The Officer designated by the McHenry County Board as the Officer responsible for enforcing and administering the requirements of this Ordinance.
- 202.257 ZONING LOT: Parcel or lot or combination thereof or fractions thereof considered or treated as a single unit that meets the requirements of the zoning district in which it is located and the other requirements of this Ordinance. A zoning lot may or may not coincide with the definition of a lot or parcel.
- 202.258 ZONING MAP: The map or maps incorporated into this Ordinance and made a part thereof which designate various zoning districts.

## ARTICLE THREE -- ZONING DISTRICTS

### 301 INTENT

For the purpose of this Ordinance, the unincorporated area of McHenry County, Illinois, is hereby divided into Zoning Districts. These districts are established as a matter of policy to better guide and plan land use changes, particularly the conversion of the rural land to urban uses. It is recognized that a diversity of lifestyles and land uses should be maintained for the residents of the County.

### 302 OFFICIAL ZONING MAPS

#### 302.1 ADOPTION OF MAPS

To implement the intent of this Article, the County of McHenry is hereby divided into Zoning Districts as shown on the OFFICIAL ZONING MAPS of MCHENRY COUNTY, ILLINOIS, which, together with all explanatory matter thereon, are hereby adopted by reference and declared to be a part of this Ordinance.

#### 302.2 DESCRIPTION OF THE MAPS

There shall be a separate map sheet (numbered one (1) through sixteen (16)) for each township within the County except that the map for Burton Township shall appear on the same sheet as the map for Richmond Township. Supplementing these, there shall be four (4) additional sheets, referred to as "Detailed Maps," showing certain areas at different map scales to enhance the clarity of delineation.

On each map shall be shown the boundary lines of each Zoning District within the unincorporated areas, the identification and classification of each district and any explanatory notations or other matters deemed necessary for the understanding of that map.

All amendments passed by the McHenry County Board subsequent to said maps being certified in accordance with Section 302.3 shall be deemed to be a part of said maps. The Zoning Enforcement Officer shall keep an up-to-date list of all amendments not recorded on the official zoning maps of McHenry County.

#### 302.3 CERTIFICATION

Each of the Official Zoning Maps shall be certified by the signature of the Chairman of the County Board, attested by the County Clerk, and shall bear the seal of McHenry County, Illinois.

Prior to the first day of February each year, all maps showing McHenry County zoning shall be submitted to the County Board for certification. Such maps shall show the zone boundaries and other such information as is necessary to give a clear understanding of the zones created by this Ordinance and subsequent amendments as of November 30 of the previous year.

#### 302.4 UNCLASSIFIED LANDS OR ADDED LANDS

It is the intent of this Ordinance that every part of the area regulated be included in one of the zones established. Any land located now or in the future outside of municipalities or villages not shown to be included in a zone on the OFFICIAL ZONING MAPS OF MCHENRY COUNTY, ILLINOIS, shall be deemed to be in the "A-1" agricultural zoning district.

The following rules shall be used to determine the precise location of any zoning district boundary shown on the OFFICIAL ZONING MAPS. (It is recommended that the Amending Ordinance be reviewed for legal description of the parcel in question).

1. Boundaries shown as following or approximately following the limits of any municipal corporation or the County of McHenry, shall be construed as following such limits.
2. Boundaries shown as following or approximately following streets shall be construed to follow the center lines of such streets.
3. Boundary lines which follow or approximately follow platted lot lines or other property lines as designated in the official County plat books shall be construed as following such lines.
4. Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines, shall be construed as following such lines.
5. Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main track of such railroad line.
6. Boundaries shown as following or approximately following shore lines of any lakes shall be construed as following the mean high water lines of such lakes, and, in the event of change in the mean high water line, shall be construed as moving with the actual mean high water line.
7. Boundaries shown as following or approximately following the center lines of streams, rivers, or other continuously flowing water courses shall be construed as following the channel center line of such water courses taken at mean low water line and in the event of a natural change in the location of such streams, rivers, or other water courses the district boundary shall be construed as moving with the channel center line.
8. Boundaries shown as separated from and parallel or approximately parallel to any of the features listed in paragraphs above, shall be construed to be parallel to such features and at such distances therefrom as is shown on the maps. Distances not specifically indicated on the maps shall be determined by the scale of the maps.

### 302.5 CHANGES

If by amendment to this Ordinance, the boundary of any zoning district as shown on the OFFICIAL ZONING MAPS, or any other matter shown thereon, is changed by action of the County Board, such change shall be indicated on the OFFICIAL ZONING MAPS OF MCHENRY COUNTY, ILLINOIS, by the Zoning Enforcement Officer or someone under his direction in a timely manner.

### 303 ZONING DISTRICTS

#### 303.1 AGRICULTURAL ZONING DISTRICTS

The Zoning Ordinance has provided Agricultural Zoning Districts which are intended to benefit and protect agricultural uses throughout the County, as well as allow for individual rural homesites on parcels less conducive to agricultural uses.

##### 1. A-1 AGRICULTURAL

This Zoning District is designed principally to maintain an environment where agricultural purposes may be served and restrict those uses which would conflict with these purposes. Forty (40) acres is the minimum lot or parcel size in this Zoning District for a single family residence.

##### 2. A-2 AGRICULTURE

This Zoning District is designed principally to permit individual residences in areas zoned as A-1 Agriculture. One (1) acre is the minimum parcel size, but the land rezoned under any single "A-2" rezoning petition may contain no more than one single-family residence. Each parcel hereunder created will be subject to the Estate District bulk requirements as set forth for the respective parcel sizes. It is the intent that this District be designed so that land "unsuitable" for agricultural use may be utilized for residential purposes. All activities within this District shall be compatible with surrounding agricultural operations, and shall maintain, preserve and enhance agricultural land. Agricultural activities are allowed in this District, however the keeping of farm animals must be in compliance with the McHenry County Public Health Ordinance, as well as the McHenry County Zoning Ordinance.

A. This District does not include subdivision developments as a permitted use due to the incompatibility of such development in agricultural areas. Rezoning to this District will not be permitted unless the parcels created meet one of the following "exceptions" to the Plat Act, (765 ILCS 205/0.01 et. seq. as amended).

- i. The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access;
- ii. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;

- iii. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
- B. A minimum of one-half (1/2) acre of suitable soils for a septic system for each parcel hereunder created must be documented prior to the issuance of a building permit. Frontage for each parcel created shall meet Ordinance requirements established for the Estate Districts as set forth for the respective parcel sizes.
- C. At least one of the following criteria must be met prior to rezoning of property to this District:
  - i. Existence of man-made and natural physical features which serve as barriers to agricultural use on a majority of the property.
  - ii. Mature tree cover, either covering the majority of the property or the location of which serves as a barrier to agricultural use on the property.
  - iii. Topography and slope unconducive to agricultural use even under conservation practices.
  - iv. Existence of USDA-SCS non-prime farmland soil types and low productivity of soils based on University of Illinois farm productivity index.

### 303.2 ESTATE ZONING DISTRICTS 2

The Zoning Ordinance has provided Estate Zoning Districts for single family residences which are intended to be used for a transitional buffer between dense development in and adjacent to existing municipalities and the surrounding countryside. (Refer to the McHenry County Land Use Plan).

#### 1. E-5 ESTATE

This Zoning District is designed principally for a single family dwelling on a minimum of five (5) acres or more per lot or parcel that is topographically and locationally well suited for single family use. Agricultural uses are allowed in this district. However, the keeping of farm animals must be in compliance with the McHenry County Public Health Ordinance.

## **2. E-3 ESTATE**

This Zoning District is designed principally for a single family dwelling on a minimum of three (3) acres per lot or parcel that is topographically and locationally well suited for single family use. Agricultural uses are allowed in this district. However, the keeping of farm animals must be in compliance with the McHenry County Public Health Ordinance.

## **3. E-2 ESTATE**

This Zoning District is designed principally for a single family dwelling on a minimum of two (2) acres per lot or parcel that is topographically and locationally well suited for single family use. Agricultural uses are allowed in this district. However, the keeping of farm animals must be in compliance with the McHenry County Public Health Ordinance.

## **4. E-1 ESTATE**

This Zoning District is designed principally for a single family dwelling on a minimum of one (1) acre per lot or parcel that is topographically and locationally well suited for single family use. Agricultural uses are allowed in this district. However, the keeping of farm animals must be in compliance with the McHenry County Public Health Ordinance.

### **303.3 RESIDENTIAL ZONING DISTRICTS**

The Zoning Ordinance has provided Residential Zoning Districts which are intended to provide areas of higher density than the Estate Districts, located adjacent to or near municipalities where services are available and more accessible.

#### **1. R-1 SINGLE FAMILY RESIDENTIAL**

This Zoning District provides for a single family residential use. A minimum lot size of one half (1/2) acre is required. Development of this district must provide for one half (1/2) acre of suitable soil per residence if septic systems are utilized, otherwise, either an innovative wastewater disposal system under central management (i.e. public utility or Wastewater Management District) or a Community Sewer System must be employed. No farm animals are allowed in this Zoning District.

#### **2. R-2 TWO FAMILY RESIDENTIAL**

This Zoning District provides for one (1), two (2) family dwelling on each lot. The minimum lot size is one (1) acre. Development of this district must provide for one half (1/2) acre of suitable soil per residence if septic systems are utilized, otherwise, either an innovative wastewater disposal system under central management (i.e. public utility or Wastewater Management District) or a Community Sewer System must be employed.



### 3. R-3 MULTIPLE FAMILY RESIDENTIAL

This Zoning District provides for multiple family residential use in areas where central utilities, facilities and services exist or could logically be extended in the near future. The minimum lot size for a three (3) unit residence is two acres. Where more than three (3) units are involved, a supplement of one-quarter (1/4) of an acre will be required for each additional unit. Development of this district must provide for one half (1/2) acre of suitable soil per residence if septic systems are utilized, otherwise, either an innovative wastewater disposal system under central management (i.e. public utility or Wastewater Management District) or a Community Sewer System must be employed.

### 303.4 BUSINESS ZONING DISTRICTS (4)

The Zoning Ordinance has provided Business Zoning Districts that are intended to provide areas for the selling of goods and services, ranging from low impact local uses to more intense regional uses. These districts should be easily accessible to transportation routes. It should be noted that certain types of business activity produce waste products which are not acceptable for disposal within septic systems. The Health Department should be consulted in this regard.

#### 1. B-1 NEIGHBORHOOD BUSINESS

This Zoning District provides for service in adjacent residential areas, satisfying those basic shopping or service needs which occur frequently. One (1) apartment is allowed in a building housing a business or businesses and shall be located in the story below (step apartment) or above the stories for the business, provided height restrictions are met.

#### 2. B-2 LIQUOR BUSINESS

This Zoning District provides for the establishment of businesses which serve alcoholic beverages for consumption on the same business site. Package liquor sale is likewise permitted in this Zoning District. All liquor sales and services are subject to compliance with the McHenry County Liquor Ordinance. One (1) apartment is allowed in a building housing a business or businesses and shall be located in the story below (step apartment) or above the stories for the business, providing height restrictions are met.

#### 3. B-3 GENERAL BUSINESS

This Zoning District provides for those businesses and services that cater to the needs of a relatively larger more specialized population from a larger regional area, but is a more intense use than the B-1 Zoning District, and typically would generate truck traffic.

### 303.5 OFFICE/RESEARCH (5)

This Zoning District provides for office and research facilities and other related nonproduction activities. It is generally located near or adjacent to municipalities.

### 303.6 INDUSTRIAL ZONING DISTRICTS

(6)

The Zoning Ordinance has provided Industrial Zoning Districts that are intended to provide areas for light and heavy industrial uses. These areas should be separated from residential development and located near transportation facilities. It should be noted that certain types of industrial activity produce waste products which are not acceptable for disposal within septic systems. The Health Department should be consulted in this regard.

#### 1. I-1 LIGHT INDUSTRY

This Zoning District provides for light industrial, wholesale, warehousing, research, administrative and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses in this Zoning District shall conform to the Industrial Use Regulations of this Ordinance.

#### 2. I-2 GENERAL AND INTENSIVE INDUSTRY

This Zoning District provides for general and intensive (heavy) industry including manufacturing, assembling and fabricating activities and large scale or specialized operations whose external effects will be felt to some degree by surrounding districts. Uses in this Zoning District shall conform to the Industrial Use Regulations of this Ordinance.

### 304 USES PERMITTED IN ZONING DISTRICT

#### 304.1 TABULATION OF USES

The intention of this section is to provide an inventory of representative uses allowed in various zoning districts, either by right, as accessory uses or conditional uses, or by permit, as temporary uses. It is not intended to be a complete list of all uses allowed in McHenry County.

The Ordinance does not intend to regulate agricultural uses which are exempt from certain restrictions as cited in 55 ILCS 5/5-12001.

#### 304.2 ADOPTION OF TABLE ONE

In order to implement the objectives of this section, Table One, Principal Uses Permitted in Zones, is hereby adopted by reference and declared to be a part of this Ordinance.

### 304.3 USES NOT TABULATED

The uses in Table One are permitted in the zones designated. However, the Zoning Enforcement Officer shall have the right to allow any other uses which are similar to and compatible with the other uses allowed in a particular district in relation to hours of operation, traffic generation, intensity of use, size of lot or parcel, size of building and type of use. Such determination by the Zoning Enforcement Officer will take into account the recommendations of the applicable departments and shall be in writing. An objection shall be appealable to the Zoning Board of Appeals within thirty (30) days of the date of the notification sent by the Zoning Enforcement Officer. A record shall be kept on each additional use allowed, and shall be available for public inspection.

### 304.4 TABLE ONE - PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Uses are listed vertically down the center of each page. Each vertical column represents a zoning district, with that district's designation at the top. The symbols in the following key indicate the permitted degree of use. When a symbol appears in a district column opposite a listed use, the use is permitted to that extent.

- |   |  |
|---|--|
| X | Use Permitted by Right.  |
| C | Use permitted on a conditioned basis subsequent to hearing process and conditions applied.   |
| T | Use allowed by permit granted on a specified time period, generally less than one (1) year, as issued by the Zoning Enforcement Officer. |
| L | Sale of liquor for consumption on premises is allowed as an accessory use upon receipt of necessary liquor licenses.                     |

## 305 LOT AREA, PARCEL AREA, YARD AND BULK REQUIREMENTS IN ALL ZONES

### 305.1 INTENT

It is the purpose of this section:

1. To set forth the requirements of minimum lot areas, minimum frontage widths, and the dimensions of the required front, rear, side, other yards and setbacks for lots in all zoning districts for principal, other permitted and conditional uses for all zoning districts.
2. To set forth maximum land coverage percentages, and height limitations for principal and accessory uses for all zoning districts.
3. To summarize lot area, yard and bulk requirements in tabular form for the convenience of persons referring to this Ordinance for information, compliance or administrative purposes.

### 305.2 ADOPTION OF TABLE TWO

To implement the intent of this section, Table Two, Bulk Chart, and all descriptive matter printed therein and pertaining thereto, is hereby adopted by reference and declared to be a part of this Ordinance.

### 305.3 TABLE TWO - LOT AREA, YARD AND BULK REGULATIONS

1. Requirements are tabulated along the top of the Bulk Chart. Zoning District designations and names are tabulated along the left edge of the Bulk Chart.
2. All structures shall be located upon a zoning lot. Except in the Agricultural, Industrial, and Planned Development Districts, not more than one (1) principal structure shall be placed upon a zoning lot. In the agricultural, residential and estate zones, a second home may be constructed on a zoning lot provided that:
  - The property owner enters into a legally binding agreement, as approved by the McHenry County States Attorney's Office, stipulating that the occupancy of the second home be tied to a demolition schedule for the first home, and,
  - The property owner posts a letter of credit in the amount of 150% of the cost of demolition and removal, in a form approved by the Zoning Enforcement Officer. This letter of credit may be redeemed by the County if the property owner defaults on the aforementioned agreement.
3. Setbacks shall be at least eighty (80) feet from the centerline of the right-of-way along Arterial Streets and ninety (90) feet from the centerline of the right-of-way along Strategic Regional Arterial (SRA's) as stated on Table Two. See the Road Classification Map in the Appendix for designated streets.
4. All lot area, yard, and bulk regulations in all districts may be subject to stricter requirements for Conditional Uses.

### 305.4 EXCEPTIONS TO BULK REGULATIONS

The following exceptions are established to provide relief from the Zoning District Bulk Regulations where applicable.

#### 1. HEIGHT EXCEPTIONS

The following structures or parts thereof, are exempt from the height limitations set forth in Table Two, except as limited by height restriction imposed by an airport authority or similar agency operating an airport.

- A. Agricultural Buildings, excluding Dwellings
  - B. Bell Towers
  - C. Bulk Storage Silos and Towers
  - D. Cooling towers
  - E. Flagpoles not used for advertising
  - F. Gravity Feed Apparatus
  - G. Public Utility Poles, Towers, Wires and other Apparatus
  - H. Smokestacks
  - I. Towers and Customary, Necessary Accessory Structures (subject to the requirements of Article IV and Article V).
  - J. Water Tanks and Standpipes
  - K. Solar or Wind Alternative Energy Systems
2. YARD AND BUILDING SETBACK EXCEPTIONS

A limited number of structures are allowed to project into or be constructed in a required yard within the area otherwise prohibited by building lines. The structures allowed and the requirements governing intrusion are listed in the building code adopted by McHenry County.

### 306 ACCESSORY BUILDINGS, STRUCTURES AND USES

The uses of land, buildings and other structures permitted in each of the Zoning Districts established by this Ordinance are designated by listing the principal uses permitted in Table One. It is the intent of this Section to regulate uses customarily incidental to any principal use permitted in the Zoning District.

#### 306.1 STANDARDS

Each permitted accessory use shall meet the following standards:

- 1. It shall be constructed after or at the same time as the principal structure.
- 2. It shall be incidental to the principal use established on the same lot, and shall serve no other principal use or purpose.

3. In residential zoning districts, accessory buildings and structures shall be subordinate in volume, floor area, intensity, extent and purpose to the principal use.
4. It shall contribute to the comfort, convenience or necessity of users of the principal use.

### 306.2 HEIGHT REQUIREMENTS

Height limits of structures for accessory uses are tabulated in Table Two.

### 306.3 REGULATIONS

1. No accessory building or buildings shall occupy more than a total of twenty (20) percent of the area tabulated under "Maximum Land Coverage of Building or Structure" pursuant to Table Two - Bulk Chart.
2. No accessory buildings or structures shall be located closer than ten (10) feet to any other accessory or principal building.
3. No more than one detached private garage shall be allowed on any lot or parcel.
4. Accessory buildings, structures and uses shall not be erected, altered or located in yards (as specified in Bulk Chart), except as follows:

A.	Fences complying with Section 307 below:	F S R
B.	Garages or carports attached:	F S R
C.	Garages or carports detached:	S R
D.	Island and pumps and underground fuel storage tanks for gasoline service station:	F S R
E.	Sheds and storage buildings for garden equipment and household items as accessory to dwellings:	S R
F.	Signs, in accordance with the McHenry County Sign Ordinance:	F
G.	Swimming Pools, private, when conforming with the McHenry County Health Ordinance:	R
H.	Kennels and Stables:	S R
I.	Satellite Dishes, Towers	R

#### WHERE:

F - Denotes permitted obstruction in front yards and side yards contiguous to streets  
 S - Denotes permitted obstruction in interior side yards  
 R - Denotes permitted obstruction in rear yard

NOTE: Lots along the Fox River, Wonder Lake, Nippersink Creek, Lake Killarney, and Pistakee Lake shall have the following consideration:

- detached garages will be a permitted obstruction in the front yard subject to all other setback provisions of this Ordinance.

5. For accessory structures, except for fences which are regulated in Section 307 of this Ordinance, the rear and side yard setback shall be ten (10) feet. Also, except in the case of corner lots where the Zoning Enforcement Officer will determine the setback based on the existing setbacks of surrounding property and Table Two.

### **307 FENCING**

Fences are allowed in all districts, and may be placed along property lines, subject to the following restrictions for solid and see through fences.

#### **307.1 SOLID FENCES**

Solid fences: obscuring more than fifty (50) percent of the view through the fence.

1. No solid fence shall be erected unless a permit is obtained in advance from the Department of Planning and Development.
2. A solid fence shall not exceed six (6) feet in height.
3. A solid fence shall not exceed building lines for any lot lines abutting a street.
4. A solid fence shall not be constructed on front lot lines or in the front yard.
5. A solid fence may exceed six (6) feet in height if the fence is constructed within all building lines.

#### **307.2 SEE THROUGH FENCES**

See through Fences - Obscuring fifty (50) percent or less of the view through fences.

1. No building permit is needed for a see through fence.
2. The use of barbed wire or electrical fences is prohibited in Residential, Office and Business Zoning Districts. In Industrial Zoning Districts, the use of barbed wire and electrical fences are prohibited except when barbed wire is restricted to the area exceeding eight (8) feet in height.

Screening shall be designed, planted or constructed and maintained in accordance with the following general guidelines:

1. Permanent screening during all seasons shall be required of Industrial, Business and Office District uses in the following instances:
  - A. A screen shall be required for an Industrial and/or Agricultural-Business\*\*\* use when it is adjoining a Residential, Estate, Business or Office District.
  - B. A screen shall be required for a Business use when it is adjoining a Residential, Estate or Office District.
  - C. A screen shall be required for Office use when it is adjoining a Residential or Estate District.
2. No screening shall interfere with sight requirements for safe ingress and egress.
3. One (1) of the following screening types or a combination of the following screening types shall be used:
  - A. A dense compact screen of plantings to attain the dimensions specified within a two (2) year time span.
  - B. A solid fence (less than fifty (50) percent view through the fence) to be maintained at the dimensions specified.
  - C. A ground contoured earthen berm to be maintained at the dimensions specified.
4. Vegetation and grassed earth berms should be used whenever possible.
5. Earthen berms shall have a side slope not less than four (4) feet horizontal distance for each one (1) foot of vertical distance.
6. Screening shall be six (6) feet in height excluding vegetation growth.
7. If a combination of vegetation and screening is to be used, the vegetation shall be placed on the outside perimeter of the fencing.
8. A plan specifying dimensions, locations and types of screening shall be supplied at the time a building permit is applied for.
9. Screening shall be in place prior to the issuance of an Occupancy Certificate.



**309 RESERVED FOR FUTURE USE**

**310 PLANNED DEVELOPMENT DISTRICT REGULATIONS**

**310.1 INTENT**

The intent of this Section is to provide alternative regulations which offer greater flexibility in development of land in a manner not always possible under conventional zoning district regulations and encourages development practices that are more sensitive to the site and the surrounding environment.

The County Board, upon recommendation from the Zoning Board of Appeals, may, by an ordinance adopted in the same manner as zoning districts are created, authorize a planned development district according to the provisions of this section when the proposed development warrants greater flexibility, control, and density than is afforded under the regulations of the conventional zoning districts. However, these planned development regulations are not intended to allow excessive densities, or the development of incompatible land uses, either within the development, or as the development relates to neighboring or nearby properties. The County Board may, upon compliance with the provisions of this Section, approve a planned development to facilitate the use of flexible land development techniques and achieve site design, including structures placed on the site, that is higher in quality than what is possible under the district regulations otherwise applicable, such as:

1. Functional and beneficial uses of open space areas;
2. Preservation of natural features and/or prime agricultural land;
3. Development that is rational and economical in relation to public infrastructure and services;
4. Efficient traffic circulation, both within and in the vicinity of the development site.

A person, by choosing to develop property as a planned development, elects to submit a development proposal to legislative and discretionary review by the Staff Plat Review Committee, Zoning Board of Appeals, Planning and Development Committee and County Board.

**310.2 RELATIONSHIP OF PLANNED DEVELOPMENTS TO ZONING MAP AND GENERAL PROCEDURES**

1. A Mapped District: The Planned Development (PD) designation is not intended to be attached to an existing zoning district as an overlay or treated as a conditional use. The PD designation is a separate use district and may be attached to a parcel of land through the process of rezoning and zoning map amendment per the provisions of Article Eight of this Ordinance.

2. **Plan Approval Required:** No development or redevelopment of the property under the PD designation shall take place until a development plan has been reviewed and approved in conformance with the requirements of this Section, and the Subdivision Ordinance, as applicable.
3. **General Procedures:** A planned development will require a rezoning, development plan approval, and, under most circumstances, approval of a subdivision plat. It is the intent of this Section that the rezoning and the development plan review/approval procedures take place concurrently. The process for reviewing and approving a planned development involves four stages:

**Stage 1: Pre-Application Meeting:**

Between the applicant and the Department of Planning and Development.

**Stage 2: Sketch Plan Submittal:**

Review by Staff Plat Review Committee;  
County Board presentation.

**Stage 3: Preliminary Development Plan Submittal:**

Rezoning petition;  
Review of plan and plat by Staff Plat Review Committee;  
Public Hearing before Zoning Board of Appeals;  
Review by Planning and Development Committee;  
County Board action (on rezoning and preliminary plan).

**Stage 4: Final Development Plan Submittal:**

Review of plan and plat by Staff Plat Review Committee;  
Review by Planning and Development Committee (final plat);  
County Board action (on final plan and plat).

The preceding is an outline for informational purposes. Section 310.11 fully describes and regulates the approval process.

### 310.3 TYPES OF PLANNED DEVELOPMENT DISTRICTS

Any parcel of land, wherein a development is approved under the provisions of this Section, shall be assigned one of the following district classifications. Such classification shall be considered a separate district and subject to the specific terms and conditions in the Ordinance approving the planned development. Such terms and conditions shall be consistent with the provisions of this Section.

1. **Planned Development-Estate (PD-E):** Planned development containing, as its principal use, estate residential uses only.
2. **Planned Development-Residential (PD-R):** Planned development containing, as its principal use, residential uses only, including detached single-family, attached single-family, two-family, and/or multi-family dwelling units.
3. **Planned Development-Commercial (PD-C):** Planned development containing, as its principal use, commercial and office uses only.
4. **Planned Development-Industrial (PD-I):** Planned development containing, as its principal use, light industrial, office, and limited commercial uses only.
5. Within any of the above PD districts, more than one principal building may be located on a lot or parcel, subject to the conditions of the Ordinance approving the development (e.g., approval of a development plan which indicated building locations and specifying separation distances).

### 310.4 PERMITTED USES

1. **PD-E District:** Permitted land uses and developments shall be established in the conditions of the Ordinance, adopted by the County Board, which governs the particular planned development-estate district. Specific uses may include only those uses designated as permitted, accessory, or conditional uses in the E-1, E-2, E-3, and E-5 districts.
2. **PD-R District:** Permitted land uses and developments shall be established in the conditions of the Ordinance, adopted by the County Board, which governs the particular planned development-residential district. In addition to the uses identified in the following paragraph, specific uses may include only those uses designated as permitted, accessory, or conditional uses in the R-1, R-2 and R-3 districts.

In addition to the above uses, the following uses may be designated as permitted uses and established as such in the Ordinance governing the particular planned development-residential district:

- A. Attached single family dwellings/townhouses.
  - B. Condominiums.
  - C. Zero lot line residential developments.
3. PD-C District: Permitted land uses and developments shall be established in the conditions of the Ordinance, adopted by the County Board, which governs the particular planned development-commercial district. Specific uses may include only those uses designated as permitted, accessory, or conditional uses in the B-1, B-2, B-3 and O districts.
4. PD-I District: Permitted land uses and developments shall be established in the conditions of the Ordinance, adopted by the County Board, which governs the particular planned development-industrial district. Specific uses may include only those uses designated as permitted, accessory or conditional uses in the O or I-1 district, and those uses in the B-1 and B-3 districts, which principally support the O or I-1 uses in the development.

#### 310.5 LIMITATION ON REZONING LAND TO A PD DISTRICT

Rezoning land to a PD district is strongly discouraged for land that is designated as Agriculture on the McHenry County "Year 2010 Land Use Plan" map. PD-E districts may be established on land that is designated as Ag/Rural where impediments to farming exist, or low, medium or high density residential.

PD-R districts may be established on land that is designated as Low, Medium or High Density Residential on the McHenry County "Year 2010 Land Use Plan" map. PD-C and PD-I districts may be established on land that is designated as Commercial or Industrial.

There may be cases where a planned development is proposed at a location that is inconsistent with the above locational criteria. When such a proposal is found by the County Board to be consistent with the standards for a map amendment from Article Eight and consistent with the intent of this Section 310, then the County Board may waive the above locational limitations as part of the normal approval process for a Planned Development District.

#### 310.6 MINIMUM SITE REQUIREMENTS

Except as provided for in this subsection, the minimum site size for a planned development shall be as follows:

- PD-E and PD-R Developments: 20 acres
- PD-C and PD-I Developments: 5 acres

The minimum site size requirement may be waived by the County Board, upon recommendation of the Zoning Board of Appeals, if the subject site has certain unique characteristics such as, but not limited to: presence of adjacent development, conservation area, or natural river/creek on one or more sides of the site; utility easements; unusual shape or parcel configuration; or, if it is determined that the development proposed is desirable and necessary in relationship to the surrounding area; or if the County Board should determine that such a waiver is in the public interest.

If a development site consists of multiple parcels, the parcels shall be substantially contiguous to each other, allowing for a unified development scheme. Development plans attempting to utilize appended parcels to meet site size or open space requirements, and which are not an integral part of the development, shall not be considered as meeting the intent of this Section.

### 310.7 DEVELOPMENT STANDARDS

1. General Standards: the approval of a planned development may provide for exceptions from the regulations, otherwise imposed by the traditional zoning districts, as may be necessary to achieve the specific objectives of the proposed development and the County's community development objectives in general. However, such exceptions shall be consistent with the standards contained in this Subsection; and further, no planned development shall be allowed which would result in:
  - A. An access which does not meet stopping sight distance requirements. The access location shall be selected so as to maximize intersection sight distance.
  - B. Traffic volumes generated by the development shall not exceed the capacity of the adjacent roadway network. Capacity shall be defined as Level of Service (LOS) D from the latest edition of the Highway Capacity Manual.
  - C. An undue burden on schools, fire and police protection and other public services which serve or are proposed to serve the planned development.
  - D. A development which will be incompatible with the intent and purposes of this Ordinance, including Subsection 310.1.
  - E. A detrimental impact on the surrounding area, including but not limited to, noise, odor, smoke, dust, or the presence of potential hazards. Conversely, a planned development shall not be located or designated in such a way that exposes the development, and its future occupants, to such existing or potential detrimental impacts.
  - F. Inhibiting existing permissible uses of adjacent properties.

The burden of proof that the above general standards will not be violated shall rest with the applicant and not the County of McHenry. The applicant shall present clear and convincing evidence that the aforementioned standards have been met.

2. Other Applicable Regulations and Standards: Except as otherwise provided for in Section 310, all planned developments must comply with the following:
  - A. Article Three of this Ordinance:
    - i. Section 306, "Accessory Buildings, Structure and Uses";
    - ii. Section 307, "Fencing";
    - iii. Section 308, "Screening";
  - B. Article Four of this Ordinance, "Supplementary Regulations";
  - C. Article Five of this Ordinance, "Conditional Uses," with respect to the standards for uses listed under Sections 503 through 524.
  - D. Subdivision Ordinance;
  - E. Sign Ordinance;
  - F. School Site Dedication Ordinance;
  - G. Building Ordinance;
  - H. Health Ordinances
  - I. Liquor Control Ordinance
  - J. Other Applicable Ordinances

Note: The above listed Ordinances and Sections of Ordinances are ones that commonly apply to land development in McHenry County. Depending on the nature of a proposed planned development, other McHenry County Ordinances may apply as well.

3. Residential Development Standards (PD-E and PD-R):
  - A. Density and Dimensional Standards: Residential density and dimensional standards for PD-E and PD-R developments are contained in Table Three.
  - B. Calculation of Density: The maximum number of dwelling units that may be allowed in PD-E or PD-R developments shall be determined as follows:
    - i. The entire area of the parcel (the acres of land within the bounds of the legal description) shall be computed and considered the "gross area".

- ii. Ninety (90) percent of the gross area, as defined above, excluding one half of all land located within wetlands (as designated by the U.S. Army Corps of Engineers) and flood hazard areas per Section 409 of this Ordinance, shall be considered the "par acreage". For example, if the gross area is 80 acres, with 20 acres located in flood hazard areas, the par acreage would be 63 acres,  $(80 - (20 \times .5)) \times .9 = 63$ .
  - iii. The par acreage, as determined above, shall then be multiplied by the maximum allowable dwelling units per acre as listed in Table Three. The resulting computation shall represent the maximum number of residential dwelling units that can be built in the planned development, prior to any density bonus (see following paragraph "C") that may be approved by the County Board. When the computation results in a number of units, plus a fraction of a unit, then such fraction shall be rounded to the nearest whole number with .5 being rounded up. For example, the maximum allowable number of dwelling units (lots) in a PD-E development (to be served by a public sanitary sewer), with a par acreage of 63 acres, would be 95 [63 acres x 1.5 d.u.'s/acre = 94.5]. With the maximum density bonus of ten percent being granted, the total number of dwelling units allowed would be 105, [95 x 1.1].
- C. Density Bonus: At the request of the applicant petitioning to rezone property to a PD-E or PD-R district, the Zoning Board of Appeals may recommend and the County Board may approve an increase in the residential density. The maximum increase in density shall be limited to ten (10) percent of the density limitations established in Table Three and shall be based on the categories which follow. The density bonuses shall be treated as additives and not compounded. Furthermore, the bonus applies to density only and shall not be construed to permit a reduction in the minimum lot area standards contained in Table Three.

The following site amenities are eligible for consideration for up to 5% density bonus each, not to exceed a total bonus of 10% for the development:

- i. Creative building siting which takes advantage of the natural terrain of the site and minimizes stormwater runoff, erosion problems and disruption to the terrain of the site. This bonus requires strong attention to preserving natural sight lines from within and outside of the development.
- ii. Preservation of historic structures as designated by the McHenry County Historic Preservation Commission and approved by the County Board.
- iii. Preservation of mature trees & shrubs. In order to obtain this bonus, strong efforts must be made to preserve such trees where they exist on building lots. Additional plantings of trees for screening may help to achieve this bonus.

If density bonuses (increases) are requested under this subsection, the applicant is required to document all site amenities or improvements for the County's consideration.

4. Commercial and Industrial Development Standards (PD-C and PD-I):

A. Floor Area Ratio (FAR) and Site Coverage: Except as provided for in paragraph "B" which follows, commercial and industrial uses located in a PD-C or PD-I shall not exceed the following limitations:

- Maximum Floor Area Ratio: 0.70
- Maximum Site Coverage: 60%

B. FAR and Site Coverage Bonus: At the request of the applicant for PD-C or PD-I zoning, the Zoning Board of Appeals may recommend an increase in the maximum site coverage and/or FAR. The maximum site coverage and FAR that may be permitted are as follows:

- Maximum Floor Area Ratio: 1.00
- Maximum Site Coverage: 75%

In order to qualify for the site coverage bonus, the development site plan must demonstrate compliance with two (2) or more of the following criteria. In order to qualify for both the site coverage and the FAR bonus, the development site plan must demonstrate compliance with four (4) or more of the following performance criteria.

- i. Providing a release rate from a stormwater detention/retention that is significantly and appreciably stricter than otherwise required;
- ii. Incorporating into the site design, stormwater detention basins as an aesthetic and/or recreational water feature;
- iii. Increasing parking lot landscaping by fifty (50%) percent more than otherwise required, or where parking lot landscaping is not required, providing landscaping that is equal to ten (10%) percent or more of the paved area of the parking lot;
- iv. Design of the principal access to the development lot or parcel at an approved location that will permit shared access with an adjacent lot or parcel where similar land uses exist or are anticipated in the future;
- v. A professionally designed landscape plan which incorporates proper irrigation, intense planting, and retention of existing trees and other plants worthy of saving;
- vi. Use of low masonry walls of architectural quality (e.g., brick or textured and pigmented concrete), terracing, berming and/or earth sculpting which compliments the building site and effectively screens parking areas;



- vii. Provision of pedestrian-oriented features such as plazas, walkways, fountains and seating areas;
- viii. Any other performance criteria that furthers the community development goals, objectives and policies of McHenry County and that, in the opinion of the Zoning Board of Appeals and the County Board, warrant the approval of the site coverage and FAR bonuses.

Any landscaped plazas on the roof or deck of building or parking structure, which is accessible to the public, may be excluded from the calculation of site coverage and FAR, subject to the recommendation of the Zoning Board of Appeals and approval of the County Board.

- C. Signage: Signage shall be in compliance with the McHenry County Sign Ordinance unless the applicant for a PD-C or PD-I district designation elects to submit a "Comprehensive Sign Plan" in addition to the submission of other required development plan documents. To be eligible to elect the Comprehensive Sign Plan option, a commercial or office development must have a gross leasable area in excess of 100,000 square feet and an industrial center must have at least three (3) freestanding enterprises. The Zoning Board of Appeals may recommend, and the County Board may approve, a Comprehensive Sign Plan and such plan shall be made part of the ordinance approving the PD district. This ordinance may contain conditions, requirements or standards regarding signs stipulated by the County Board. Comprehensive sign plans approved under this subsection shall be evaluated based upon the following criteria:
  - i. Placement: All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the function (not content) of the sign, its location relative to traffic movement and access points, site features, structures and sign orientation relative to viewing distances and viewing angles.
  - ii. Quantity: The number of signs that may be approved within any development shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development sub-areas and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas and the division or integration of sign functions.
  - iii. Size: All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. In no event shall a plan contain a sign which exceeds by more than twice that of any maximum area standard contained in the Sign Ordinance.

- iv. **Materials:** Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural styles or the use of consistent lettering style and typography.

A request for approval for a Comprehensive Sign Plan shall accompany the request for PD-C or PD-I zoning classification (at the "preliminary development plan" stage) and shall include, at a minimum, the following:

- A site plan, depicting the proposed plan of development and illustration of proposed sign location;
- Descriptions and drawings indicating size, qualities, materials and illumination; and
- A narrative description of the common theme for signage within the development, how it relates to architectural and/or landscaping elements of the development, and how the Comprehensive Sign Plan relates to each of the criteria set forth in this Subsection.

### **310.8 OPEN SPACE AND BUFFER REQUIREMENTS**

1. **Open Space Requirements:** Open space shall amount to at least twenty-five (25) percent of the gross acreage of a PD-E or PD-R development and should exceed 40% as a general guideline. For purposes of a Planned Development District, open space is defined as areas set aside for environmental, scenic, recreational or agricultural purposes, and generally unobstructed by buildings or structures. Open space areas include, but are not limited to the following: wooded areas, waterways, wetlands, prairies, golf courses, playgrounds, pasture and agricultural areas. All open space areas shall be owned and maintained according to Section 310.14.
  - A. Each portion of required open space shall not be less than 10,000 square feet in area, with the exception of landscape islands as provided in Section 310.10, and not less than thirty (30) feet in its smallest dimension. Also, at least twenty-five (25) percent of the open space shall be contiguous;
  - B. In as much as practical, open space areas should be distributed equitably throughout the development in relation to the dwelling units or non-residential buildings in which such open space is intended to serve. The open space shall not be isolated in one area of the development.

## **2. Perimeter Buffer Requirements:**

- A. PD-E and PD-R Developments:** Where a planned development contains residential uses along the perimeter of the site that is higher in density than that of an adjacent estate or residentially zoned property (including similarly zoned properties within a municipality), there shall be a minimum thirty (30) foot wide buffer area. This required buffer area can be established as common open space, or as part of private lots with a dedicated open space easement which shall be in addition to the minimum lot area requirements applicable to the planned development.
- B. PD-C and PD-I Developments:** Where a PD-C or a PD-I development abuts an estate or residential district (including similarly zoned properties within a municipality), the following buffer zones shall be provided between the non-residential use and the adjacent residential district.
- PD-C: 50 feet
  - PD-I: 75 feet

No buildings, parking areas, or drives shall be permitted in the required buffer area. Also the required buffer area shall be landscaped in accordance with the screening requirements of Section 308 of this Zoning Ordinance.

### **310.9 OTHER DEVELOPMENT STANDARDS AND GUIDELINES**

1. **Stormwater Management:** Provisions for stormwater drainage and retention shall be consistent with the policies and design guidelines of the McHenry County Stormwater Management Committee.
2. **Historic Preservation:** The planned development shall adhere to the principals contained in the McHenry County Historic Preservation Plan, as applicable.
3. **Preservation of Natural Features or Land Donation in Lieu of:** To the maximum extent possible, the planned development should preserve the natural features of the site, including wetlands, natural drainage ways, steeply sloped areas, heavily wooded areas, etc. Integrating the area of such features into the site development plan will be accounted for in meeting the open space requirements. In lieu of preserving such site features, donation of land, of equal or higher quality, outside of the development (but within McHenry County) to an appropriate entity, such as the McHenry County Conservation District, may be considered if such donation of land is acceptable to the receiving entity. Such donation of land may substitute for a portion of the minimum open space requirements of the planned development, but must equal or exceed one and one-half (1 1/2) times the amount of required open space not provided for in the development. Furthermore, the minimum amount of any land donation shall be a contiguous ten (10) acres, but in no event shall the amount of open space on-site be less than 25% of the total land developed.

### 310.10 EXCEPTIONS TO SUBDIVISION ORDINANCE

Public and private streets and stormwater detention facilities shall conform to the requirements of the McHenry County Subdivision Ordinance, except as provided herein. At the request of the applicant for a PD-E or PD-R development plan approval, the Planning and Development Committee instead may recommend and the County Board may approve the following exceptions to the standards contained in the Subdivision Ordinance:

1. Residential Street Cul-de-Sacs: Landscaped islands may be provided in residential street cul-de-sacs according to the standards of the McHenry County Highway Department. The area of the island shall not be included as part of the right-of-way and may be counted as open space and be subject to the same covenants established for other open space within the development.
2. Roadway Minimum Centerline Radius Requirements: the minimum requirements for the centerline radii for roadways may be reduced for certain roadway enhancements according to the following:

	<u>Minimum Centerline Radius</u>
No Enhancement	250 feet
Roadway Plantings	225 feet
Multi-Use paths throughout the Development	200 feet
Sidewalks on both sides of Roadway	175 feet
Sidewalks on both sides of Roadways plus Roadway Plantings or Multi-Use Trails	150 feet

In order to qualify for these reductions, multi-use paths must be at least eight feet wide and sidewalks shall be at least four feet wide. Planting types and locations must meet the McHenry County Highway Department Planting Policies for subdivision roads. Utility easements are required on all roadways.

### 310.11 PLANNED DEVELOPMENT REVIEW AND APPROVAL PROCEDURE

Except as specifically referenced in this Subsection, the administrative procedural requirements contained in Article Five of the Zoning Ordinance and Article Four of the Subdivision Ordinance do not apply to planned developments. Instead, the provisions of this Subsection apply.

1. **Pre-Application Meeting:** Prior to petitioning for a rezoning to one of the planned development districts, the prospective applicant shall schedule a pre-application meeting with the McHenry County Department of Planning and Development. Other County department representatives may be requested to attend this meeting, depending on the nature of the planned development proposal. At this meeting, the prospective applicant shall provide general information on the proposed development, including site location, existing site conditions and a conceptual layout plan of the proposed uses. County staff shall review and evaluate the proposal and report to the applicant their findings at the meeting or as soon as practical thereafter. The staff shall also inform the prospective applicant of the required development standards and documentation, submittal and procedural requirements, should the applicant decide to submit a formal rezoning petition.

The Pre-Application meeting is a required but informal procedure intended to benefit the prospective applicant by allowing for an exchange of ideas and information. No formal approval from County staff is required prior to proceeding with the next stage.

2. **Sketch Plan Submittal and Review Procedure:**
  - A. **Schedule Meeting With Staff Plat Review Committee:** The prospective applicant shall submit the required information to the Department of Planning and Development to be placed on the agenda of the Staff Plat Review Committee.
  - B. **Sketch Plan Submittal Requirements:** The following information shall be submitted to the Department of Planning and Development at least fourteen (14) days prior to the Staff Plat Review Committee meeting at which the proposed planned development is to be considered.
    - i. Information and Sketch Plan as specified in Appendix A of the Subdivision Ordinance, but excluding the requirements of A-3, paragraphs "E" and "F";
    - ii. In lieu of the requirements of A-3, paragraph "E," provide a letter from the McHenry County Soil and Water Conservation District indicating that the applicant has applied for a Natural Resources Inventory (NRI) report and that all necessary information has been provided to the District by the applicant. In lieu of A-3, paragraph "F", indicate the requested rezoning (e.g., which type of planned development district will be petitioned for);

In addition to the preceding submittal requirements, the following information shall be submitted as well:

- iii. Building outlines (footprints) and approximate gross square feet of all buildings, except for detached single family dwellings proposed on subdivided lots;
- iv. Computation of residential density in accordance with Subsection 310.7, paragraph "3B", and the amount of density bonus requested, if any;

- v. Identification of use type and computation of Floor Area Ratio (FAR) and site coverage for non-residential buildings in accordance with Subsection 310.7, paragraph "4A", and amount of site coverage and FAR bonus requested, if any;
  - vi. Internal private circulation drives and parking areas. Include the approximate number of parking spaces required and proposed;
  - vii. Conceptual landscaping plan, open space areas, and buffer areas between the proposed development and adjacent properties. Provide acreage of all areas to be reserved as open space.
- C. Staff Plat Review Committee Meeting: The Staff Plat Review Committee shall review the above submitted information in a meeting with the prospective applicant. Within seven (7) County business days of this meeting, the Director of Planning and Development, or his/her assignee, shall notify the applicant, in writing, of any comments on the Sketch Plan submittal, including comments on the site planning and subdivision aspects of the development proposal, as well as information on the subsequent elements of the review and approval process.
- D. County Board Presentation: After receipt of the Department of Planning and Development comments on the Sketch Plan submittal, the applicant shall contact the Department to arrange a meeting with the County Board. Once the development proposal is placed on the County Board meeting agenda, the Department shall notify the applicant of the meeting location, date and time.

At this County Board meeting, the applicant shall present the proposed planned development. This presentation should include a discussion of the site plan, intended uses and densities, current land uses and zoning for the site and adjacent properties, relation to the County's Land Use Plan and anticipated fiscal impacts. The intent of this presentation is to provide the County Board with initial exposure to the proposed development and provide for an exchange of ideas, prior to the applicant's decision to proceed with the next stage of the review and approval process. The County Board will take no formal action on the proposed development at this meeting.

3. Procedure for Establishing a PD District and Preliminary Development Plan and Tentative Plat Review:
- A. Application and Preliminary Development Plan and Tentative Plat Submittal Requirements: The owner or owners of record, or owners under contract on a lot or parcel of land, or their authorized representative, shall file a rezoning application (or application to amend an existing PD district ordinance) with the Zoning Board of Appeals in accordance with Section 804 of this Zoning Ordinance. This application shall be filed within one year of the County Board presentation. In addition to the information required under Section 804, the following shall be submitted to the Department of Planning and Development at the time the rezoning or amendment is applied for (five copies of all documents):

- i. Payment of plat review fee as required by Section 904.2 of the Subdivision Ordinance and payment of the rezoning petition fee as required by Section 809 of this Zoning Ordinance;
- ii. Information and Tentative Plat as specified in Appendix B of the Subdivision Ordinance;
- iii. Information requirements of Appendix H (Section H-3) of the Subdivision Ordinance, if the development is to be served by septic systems;

In addition to the tentative plat submittal requirements, the following information shall be submitted:

- iv. Building outlines (footprints) and gross square feet of all buildings, except for detached single family dwellings proposed on subdivided lots;
- v. Computation of residential density in accordance with Subsection 310.7, paragraph "3B", and the amount of density bonus requested, if any;
- vi. Identification of use type and computation of Floor Area Ratio (FAR) and site coverage for non-residential buildings in accordance with Subsection 310.7, paragraph "4A", and the amount of site coverage and FAR bonus requested, if any;
- vii. Internal private circulation drives and parking areas. Also indicate the number of off-street parking spaces required and proposed;
- viii. The location, size, and proposed use of open space, including recreation areas, plazas, pedestrian/bicycle trails and landscaped buffer areas;
- ix. Landscaping plan indicating location and approximate size (at time of planting) of all plant material by type, such as deciduous/coniferous trees, ornamental trees, shrub masses and ground cover including grassed areas, ivies, etc. Landscaping within parking areas shall also be shown;
- x. The location of all refuse storage facilities including the screening to be provided;
- xi. Illustrative site cross-sections (two minimum), indicating edge conditions and internal grade changes in relation to principal building elevations and sight-lines from adjacent properties;
- xii. Typical building elevations of sufficient scale and detail to illustrate building mass, exterior construction materials, and signage, if applicable;

- xiii. Anticipated development schedule, including phases, if applicable. Delineate the phases on the plan and plat;
  - xiv. Fiscal impact analysis including availability and costs of needed services as well as anticipated taxes to be generated;
  - xv. Natural Resources Inventory (NRI) report from the McHenry County Soil and Water Conservation District. Provide a total of six (6) copies of the NRI report.
- B. Notification to Applicable School District(s): The applicant shall notify the school district(s) which encompass the proposed development. This notification shall provide sufficient information on the proposed development (e.g. type and number of dwelling units, including number of bedrooms for each dwelling unit type).
- C. Preliminary Development Plan and Tentative Plat Review:
- i. Application Review: The Director of Planning and Development shall review the preliminary development plan application and all associated documents to determine acceptability for submission. If the Director determines the application is complete, then he/she shall, within seven (7) business days after receiving the application, notify the applicant, in writing, that the application has been accepted for review. This notification shall constitute the beginning of the preliminary development plan review process time line. If the Director determines the application is not complete, then he/she shall, within seven (7) business days after receiving the application, notify the applicant, in writing, the reasons why the application is not complete and how the applicant can make his/her application acceptable for submission.
  - ii. Schedule Meeting With Staff Plat Review Committee and Notification: Once a complete application has been submitted, the Department shall place the preliminary development on the agenda of the Staff Plat Review Committee and distribute copies of submitted documents and provide notification of the meeting in accordance with Subsection 404.3 of the Subdivision Ordinance.
  - iii. Review by Staff Plat Review Committee: The Staff Plat Review Committee shall meet with the applicant to review the preliminary development plan. In its review, the Committee shall consider the provisions contained in this Section of the Zoning Ordinance and the standards contained in the Subdivision Ordinance. Within seven (7) County business days, the Department of Planning and Development shall prepare minutes of the meeting and distribute them in accordance with Subsection 404.6 of the Subdivision Ordinance.



If the preliminary development plan and tentative plat are not approved by the Staff Plat Review Committee, then the applicant shall be notified, in writing, by the Director of Planning and Development, and such notification shall accompany the minutes of the meeting. If the applicant wishes to proceed, then a second meeting shall be held within sixty (60) days of the first meeting. At this second meeting with the Committee the applicant shall address the issues and concerns which led to the denial of the original preliminary development plan. If after this second meeting, approval is still not granted, the applicant shall have the right to proceed with the rezoning request and preliminary development plan and tentative plat approval process.

A public hearing on the preliminary development plan and rezoning shall not be scheduled until the Staff Plat Review Committee has approved the preliminary development plan or after the second meeting has been held.

- iv. Staff Plat Review Committee Report: At least fourteen (14) days prior to the public hearing scheduled to consider the proposed rezoning and preliminary development plan, the Staff Plat Review Committee shall submit its comments and recommendations on the proposal to the Zoning Board of Appeals. A copy of the report shall be provided to the applicant, or his/her representative at the same time. Additionally, the report shall be provided to the Planning and Development Committee along with the findings and recommendations of the Zoning Board of Appeals, after the public hearing has been conducted.
- D. Public Hearing Before the Zoning Board of Appeals: Notification of the public hearing, review and actions on the part of the Zoning Board of Appeals shall take place in accordance with Sections 804 and 807 of this Zoning Ordinance. The Zoning Board of Appeals may recommend approval, denial or approval with amendments, conditions or restrictions with respect to the preliminary development plan. A copy of the Zoning Board of Appeals recommendations shall be forwarded to the County Board as soon as practical after action of the Board of Appeals. Also, a copy of same shall be forwarded to the Planning and Development Committee. The County Board may delay action on the Board of Appeals recommendation until such time it receives recommendations on the tentative plat from the Planning and Development Committee. Note that the public hearing shall be held concerning the rezoning request and the associated preliminary development plan. The review and approval of a "tentative plat," if applicable, shall be reserved for the Planning and Development Committee.

- E. **Planning and Development Committee Review:** The Planning and Development Committee shall review the tentative plat associated with the preliminary development plan. The Committee shall consider the findings and recommendations of the Zoning Board of Appeals as it relates to the tentative plat. This review of the plat by the Committee shall take place as soon as practical, after receipt of the Zoning Board of Appeals recommendation to the County Board. The Planning and Development Committee may approve, deny or approve with amendments, conditions or restrictions with respect to the tentative plat.
- F. **County Board Action:** After action has been taken on the tentative plat by the Planning and Development Committee, the County Board shall consider an ordinance approving the preliminary development plan, with conditions specified, and authorizing the preparation of the final development plan and plat. Simultaneously with the approval of the preliminary development plan, the County Board shall adopt an ordinance rezoning the site to the appropriate "PD" District and said ordinance shall include, but not be limited to, the following:
- i. Legal description of the development site;
  - ii. The planned district zoning classification approved;
  - iii. Reference to the ordinance approving the preliminary development plan and which authorizes preparation of the final development plan. Also a statement that the ordinance approving the preliminary development plan will be superseded by a future ordinance approving the "final development plan";
  - iv. A statement requiring approval of a final development plan and plat, by the County Board, prior to issuing building permits.

The ordinance approving the preliminary development plan shall stipulate the conditions of the development plan, including, but not limited to, the following:

- v. Legal description of the development site;
- vi. PD-E and PD-R Developments: The number and type of dwelling units authorized, including number of bedrooms. Also the total square footage authorized for any non-residential use permitted;
- vii. PD-C and PD-I Developments: The total square footage authorized for all commercial, office, and/or industrial uses;
- viii. Building and structure height limitations;
- ix. Minimum yard requirements;
- x. Off-Street parking requirements (via reference to Section 405 of the Zoning Ordinance);

- xi. Reference to the Sign Ordinance regulations, or reference to an approved "Comprehensive Sign Plan," as provided for in Subsection 310.7, paragraph "4C";
- xii. Acreage and function of common open space, including wetlands, floodplains, etc. to be preserved;
- xiii. Reference to the minimum standards that shall apply to the provision of water service, stormwater drainage and sanitary waste disposal facilities;

All conditions imposed as part of any planned development shall run with the land and shall not lapse or be waived as a result of a subsequent change in tenancy or ownership of any or all of the said area.

**G. Limitations on Preliminary Development Plan Approval and Period of Validity:**

- i. Approval of the preliminary development plan by the County Board does not constitute approval for the construction of the development, but is merely an authorization to proceed with the preparation of the final development plan and plat.
- ii. Approval of the preliminary development plan shall be valid for a period of one (1) year from the date of County Board approval. If an application for final plan approval for all or a geographic portion of the preliminary plan has not been filed within the one (1) year period, a resubmission of the preliminary development plan shall be required if the applicant intends to pursue final plan approval. The County Board may grant a one (1) year extension upon written request of the original applicant, or his/her legal representative. In no case shall a building permit be issued prior to final development plan approval.
- iii. At such time as the period of validity has expired, the ordinance approving the preliminary development plan shall become null and void. In the event that the development plan involved rezoning all or a portion of the property comprising the development, the County Board may initiate actions to rezone the property to its original or other appropriate zoning district, in accordance with the procedures and requirements of Article Eight of this Ordinance.

**4. Procedure for Final Development Plan and Final Plat Approval:**

- A. Final Development Plan and Plat Submittal Requirements: The following shall be submitted to the Department of Planning and Development within one year of the date of the ordinance approving the preliminary development plan, unless an extension has been approved by the County Board (five copies of all documents).
  - i. Information, final plat, and road plans as specified in Appendix C and D of the Subdivision Ordinance;

- ii. Conveyance instruments and/or trust indentures providing for the maintenance of open space and facilities (see Subsection 310.14);
- iii. Information requirements of Appendix H (Section H-4) of the Subdivision Ordinance, if the development is to be served by septic systems;
- iv. The information required for a preliminary development plan, except that it be in its final form and in substantial compliance with the ordinance approving the preliminary development plan;
- v. The final landscape plan specifying the location, size and species of all plant material;
- vi. Evidence verifying single ownership or legal control, by the applicant of the PD site.

**B. Final Development Plan and Plat Review and Approval:**

- i. **Schedule Meeting With Staff Plat Review Committee and Notification:** The Department shall place the submitted final development plan and plat on the agenda of the Staff Plat Review Committee, distribute copies of submitted documents and provide notification of the meeting in accordance with Subsection 405.2 of the Subdivision Ordinance.
- ii. **Review by Staff Plat Review Committee:** The Staff Plat Review Committee shall review the final development plan and plat. The Committee shall review the plan for compliance with the ordinance approving the preliminary development plan, and the final plat for compliance with the Subdivision Ordinance. The Committee must approve the final plan and plat prior to submitting the same to the Planning and Development Committee. Within seven (7) County business days, the Department of Planning and Development shall prepare minutes of the meeting and distribute them in accordance with Subsection 405.4 of the Subdivision Ordinance.

The Staff Plat Review Committee may conditionally approve the final development plan and plat. However, the Committee shall not be authorized to alter any of the conditions established in the ordinance approving the preliminary development plan. Conditional approval by the Committee shall be limited to items such as requiring that omissions be corrected or clarifications be made to the final documents to ensure compliance with the ordinance approving the preliminary plan and the Subdivision Ordinance. Such conditions shall be made in writing and provided to the applicant along with the minutes of the meeting. The same shall be forwarded to the Planning and Development Committee.

- iii. **Prerequisites before Submission of Final Plat to the Planning and Development Committee and County Board:** The applicant shall comply with the requirements of Appendix E of the Subdivision Ordinance.

- iv. **Planning and Development Committee Review and Approval:** The Planning and Development Committee shall review the final plat and determine if the plat is in conformance with the requirements of the Subdivision Ordinance. In as much as the final plat is affected by the final development plan, the Committee shall review said plan.
- v. **County Board Action:** After the Planning and Development Committee has approved the Final Plat, the final development plan and plat shall be scheduled for final action by the County Board in accordance with the Board's adopted agenda procedures.

The ordinance approving the final development plan and plat shall supersede the ordinance approving the preliminary plan. This ordinance shall include the final version of the conditions and other provisions of the ordinance approving the preliminary plan. Such conditions and provisions shall be substantially the same as the ones contained in the ordinance approving the preliminary plan. In no case shall the ordinance approve a change in the development plan which would otherwise be considered to be beyond a minor change as described in Section 310.12 (1). The final plat may be approved in the same ordinance approving the final development plan or a separate ordinance or resolution.

- vi. **Recording of Final Development Plan and Plat:** Within six (6) months, the applicant shall present the final plat, the ordinance adopting the final development plan, as well as any covenants and restrictions regarding the control and maintenance of open space and common facilities to the County Recorder for recording. The final plat shall be processed and recorded in accordance with Subsections 406.3 through 406.7 of the Subdivision Ordinance.

**C. Period of Validity of Final Development Plan:**

- i. No approval of the final development plan shall be valid beyond one (1) year from the date of County Board approval of the final development plan, unless within this time period, building permits are issued and construction of the development has commenced. The County Board may grant a one (1) year extension upon written request of the original applicant, or his/her legal representative.
- ii. At such time as the period of validity has expired, the final development plan shall become null and void. In the event that the development plan involved rezoning all or a portion of the property comprising the development, the County Board may initiate actions to rezone the property to its original or other appropriate zoning district, in accordance with the procedures and requirements of Article Eight of this Ordinance.

### 310.12 AMENDMENTS TO FINAL DEVELOPMENT PLAN

1. Minor Changes: Minor changes in the location, siting, and height of buildings may be authorized by the Zoning Enforcement Officer, if required by on-site construction difficulties or other circumstances not foreseen at the time the final development plan was approved. However, no change authorized under this subsection shall result in any of the following:
  - A. A change in the use or the character of the development;
  - B. An increase in the allowable residential density or non-residential floor area;
  - C. Any increase in the amount of land covered by buildings or structures;
  - D. A reduction in the amount of open space;
  - E. Any significant increase in traffic or demand for public services and/or utilities;
  - F. A reduction in the required number of off-street parking spaces;
  - G. A reduction in any of the design standards for streets and roads, storm drainage facilities, and other public utilities; and
  - H. A reduction in the area of suitable soils below the Health Department requirements for septic systems, if used.
2. Plan Amendments: All changes in use not consistent with the ordinance approving the final development plan; rearrangement of lots, parcels and blocks; and changes other than minor changes from the preceding Section, must be approved by the County Board. Such amendment may be approved only if it can be demonstrated by the applicant that changes in conditions have occurred since the final development plan was approved by the County Board. Amendments to the development plan ordinance constitute zoning amendments and shall be processed and considered under the provisions for preliminary and final development plans.

### 310.13 FINAL DEVELOPMENT PLAN AND PLAT APPROVAL NOT ACCEPTANCE OF DEDICATION OFFERS

Approval of a final development plan and plat does not constitute acceptance by the County of the offer of dedication of any streets, utilities, sidewalks, parks or other County public facilities shown on the plan and/or plat. The County Board may accept any such dedication offer by resolution and may delay such acceptance until such time that the Zoning Enforcement Officer determines that the public improvements have been completed in a satisfactory manner.

### 310.14 CONTROL AND MAINTENANCE OF OPEN SPACE AND FACILITIES

1. All streets and roads within the PD shall be constructed, conveyed and maintained according to the provisions of the Subdivision Ordinance.
2. All open space, as well as common facilities for services such as water, stormwater drainage, sanitary waste disposal, recreation, etc., must be conveyed under one of the following options:
  - A. It may be conveyed to a public agency which will agree to maintain the common facility or open space and any buildings, structures or improvement which have been placed on it;
  - B. It may be conveyed to trustees provided in an indenture establishing an association or similar organization for the maintenance of the planned unit development;
  - C. It may be retained and maintained by the developer;
  - D. Open space, excluding detention basins, sanitary waste disposal and similar facilities, may be privately held.

Under options B, C, and D, covenants shall be recorded and referenced in the ordinance approving the Final Development Plan, which restrict the usage of said facilities or open space to the approved uses. These covenants shall also provide for the ongoing maintenance of said open space and facilities in a manner which assures continuing usefulness and proper appearance. One of the following enforcement methods must be utilized under options B, C, and D:

- i. The legal right to develop land containing common facilities or open space for uses not specified in the approved development plan must be conveyed to a public agency, or to a private not-for-profit organization dedicated to the preservation of natural areas, subject to County Board approval.
- ii. The restrictions governing the use, improvement and maintenance of open space or facilities must be stated as conditions to the conveyance or retention of the open space or facilities and such restrictions shall contain the provision that they may not be altered without the approval of the McHenry County Board.

### 310.15 CONFLICTS WITH OTHER ORDINANCES

In the case of any conflicts between this Section 310 and other Sections of the Zoning or other County Ordinances, the requirements of this Section shall apply.

**TABLE ONE: PRINCIPAL USES PERMITTED IN ZONES**

A1	A2	E5	E3	E2	E1	R1	R2	R3	USE	B1	B2	B3	O	I1	I2
									ADVERTISING AGENCY	X			X		
									AGRICULTURAL IMPLEMENTS; SALES AND SERVICE			X			
C									AIRPORT; RESTRICTED LANDING AREA					C	C
C									AIRPORT; COMMERCIAL (L)						
									ALCOHOLIC BEVERAGES: • PACKAGE SALES • CONSUMPTION ON PREMISES OF SALE (L)	*	*	*			
C									AMPHITHEATERS			X			
									AMBULANCE SERVICE GARAGE; COMMERCIAL	X		X			
									AMUSEMENT PARK (L)			C			
X									ANIMAL: EXOTIC, BREEDING & TRAINING						
X									ANIMAL CARE SHELTER						
T		T	T	T	T	T	T	T	ANIMAL SHOW; CIRCUS	T	T	T	T	T	T
C									ANTIQUE SALES; STRIPPING, REPAIR, RESTORATION	X		X			
X	X	X							APICULTURE (BEEKEEPING)						
									APPAREL SALES	X		X			
									ARMY & NAVY SURPLUS STORE			X			
									ARCHERY RANGE; INDOOR			X			
X									ARCHERY RANGE; OUTDOOR			X			
									ARENA; ENCLOSED			X			
X	X	X	X						ARENA; EQUINE ENCLOSED						
									ART GALLERY, ART STUDIO, SALES, SUPPLY STORE	X		X	X		
T									ASPHALT BATCHING PLANT, PORTABLE					T	T
C		C	C	C	C	C	C	C	ATHLETIC FIELD						
									AUCTION HOUSE			X			
T	T	T	T	T	T	T	T	T	AUCTION	T	T	T	T	T	T
									AUDITORIUM			X			

**C**      **CONDITIONAL USE**  
**(L)**    **LIQUOR MAY BE PERMITTED AS AN ACCESSORY USE**  
**T**      **TEMPORARY USE**  
**X**      **PERMITTED BY RIGHT**  
**\***      **MUST COMPLY WITH McHENRY COUNTY LIQUOR ORDINANCE**  
**\*\***     **MINIMUM LOT SIZE SHALL BE TWO ACRES**  
**\*\*\***   **SEE ARTICLE 401 INDUSTRIAL USE REGULATIONS FOR COMPLIANCE STANDARDS**



A1	A2	E5	E3	E2	E1	R1	R2	R3	USE	B1	B2	B3	O	II	12
									AUTOMOBILE:						
									• CAR WASH	X		X			
									• OUTDOOR SALES LOT	X		X			
									• PARKING LOT OR GARAGE, COMMERCIAL	X					
									• PARTS & SUPPLIES	X					
									• RENTALS	X		X	X		
									• REPAIR SHOP			C		X	
									• SALES, SHOWROOM	X					
									• SERVICE STATION	X		X			
									• SERVICING & PARTS	X		X			
									BAIT SHOP	X					
									BAKERY; RETAIL	X		X			
									BANK, SAVINGS & LOAN ASSOC.	X		X	X		
									BARBER SHOP	X					
									BEAUTY SHOP	X					
		X	X	X	X	X	X	X	BEACH; PRIVATE						
C		C	C	C	C				BEACH; COMMERCIAL	C		C			
C	C	C	C	C	C	C	C	X	BED & BREAKFAST	X					
									BEVERAGE; WHOLESALE & STORAGE			X			
									BICYCLE; SALES OR REPAIR	X		X			
X	X	X							BLACKSMITH SHOP; HORSE RELATED						
									BLUEPRINTING & PHOTOSTAT SHOP	X			X		
									BOILERS; RETAIL SALES			X			
									BOOKSELLER	X		X			
									BOWLING ALLEY (L)	X		X			
									BROADCASTING STATION; STUDIO	X			X		
									BUILDING MATERIALS; SALES			X		X	
									BUS TERMINAL			X			
									BUSINESS MACHINE; SALES, REPAIR, SERVICING	X			X		
C		C	C						CAMP; DAY						
C		C							CAMP; COMMERCIAL						
C									CAMPGROUND						
									CATALOG SALES OFFICE	X			X		
									CATERER	X		X			
C	C	C	C	C	C	C	C	C	CEMETERY						
T	T	T	T	T	T	T	T	T	CHRISTMAS TREE SALES	T	T	T	T	T	T

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 \*      MUST COMPLY WITH McHENRY COUNTY LIQUOR ORDINANCE  
 \*\*     MINIMUM LOT SIZE SHALL BE TWO ACRES  
 \*\*\*    SEE ARTICLE 401 INDUSTRIAL USE REGULATIONS FOR COMPLIANCE STANDARDS

A1	A2	E5	E3	E2	E1	R1	R2	R3	USE	B1	B2	B3	O	I1	I2
C		C	C	C	C	C	C	C	CHURCH; PLACES OF WORSHIP	C		C			
									CLEANERS (CLOTHING) PICKUP	X		X			
									CLINIC; MEDICAL, CHIROPRACTIC & DENTAL	X		X	X		
X	X								CLINIC; VETERINARY • LARGE ANIMALS • SMALL ANIMALS	X		X	X		
C									CLUB OR LODGE; PRIVATE, SOCIAL, POLITICAL & FRATERNAL (L)	X		X			
									COMMUNITY CENTER; PUBLIC	X		X			
T	T	T	T	T	T	T	T	T	CONTRACTOR'S PROJECT OFFICE & SHED	T	T	T	T	T	T
									CURRENCY EXCHANGE	X			X		
X									DAIRY PROCESSING***						
									DANCING SCHOOL	X					
		C	C	C	C	C	C	C	DAY CARE CENTER	C					
									DEPARTMENT STORE	X		X			
									DETECTIVE AGENCY	X			X		
								X	DORMITORIES, ROOMING/BOARDING HOUSES						
X	X	X	X	X	X	X	X	X	DWELLING; SINGLE FAMILY RESIDENTIAL • TWO FAMILY • MULTIPLE FAMILY						
C									EARTH MATERIALS; EXTRACTION & PROCESSING					C	C
X									EGG PRODUCTION; COMMERCIAL***						
C	C	C	C	C	C	C	C	C	ELECTRICAL DISTRIBUTION CENTER	C	C	C	C	C	C
X	X	X	X	X	X	X	X	X	EMERGENCY SHELTERS	X					
									EMERGENCY SHELTERS WHERE LICENSING IS NOT REQUIRED OR SPACING CANNOT BE MET	C					
									EXTERMINATION & FUMIGATION SHOP			X		X	
C									FAIRGROUNDS (L)						
X	X								FEED, GRAIN & SEED SALES***			X			
T	T	T	T	T	T	T	T	T	FESTIVAL (L)	T	T	T	T	T	T

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A1	A2	E5	E3	E2	E1	R1	R2	R3	USE	B1	B2	B3	O	I1	I2
X	X	X	X	X	X	X	X	X	FIRE STATION; PUBLIC RESCUE SQUADS	X	X	X	X	X	X
T									FLEA MARKET	T		T	T	T	T
X									FLOUR, FEED & GRAIN MILLING***						
									FLORIST SALES	X		X			
									FOOD LOCKER	X					
X									FOREST & GAME MANAGEMENT						
									FUNERAL HOME	X		X			
									FURNACE & WATER HEATER SALES			X			
									FURNACE & WATER HEATER REPAIR & SERVICE			X		X	X
									FURNITURE SALES; NEW & USED	X		X			
C									GAME BREEDING & SHOOTING PRESERVE						
									GIFT SHOP	X		X			
C		C	C	C	C	C			GOLF COURSE, COUNTRY CLUB (L)						
C									GOLF DRIVING RANGE AND/OR MINI-GOLF	X					
X									GRAIN ELEVATOR; COMMERCIAL***					X	X
X									GREENHOUSE; COMMERCIAL NURSERY CENTER			X			
									GROCERY; RETAIL	X		X			
X	X	X	X	X	X	X	X	X	GROUP HOMES	X					
C	C	C	C	C	C	X	X	X	HALFWAY HOUSES	X					
						C	C	C	HALFWAY HOUSES WHERE LICENSING IS NOT REQUIRED OR SPACING CANNOT BE MET	C					
									HANDICRAFT; CUSTOM PRODUCTION	X		X			
									HARDWARE STORE; RETAIL	X		X			
									HEALTH CLUB; GYMNASIUM OR ATHLETIC CLUB (L)	X					
C									HELIPORT			C	C		
C		C	C	C	C	C	C	X	HOMES, INSTITUTIONS & SPECIALIZED CARE FACILITIES	C					
X	X	X							HORSE FARM						
C	C	C	C	C	C	C	C	C	HOSPICES	X					
									HOSPICES WHERE LICENSING IS NOT REQUIRED OR SPACING CANNOT BE MET	C					
C		C	C	C	C	C	C	C	HOSPITALS	C		C	C		

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A1	A2	E5	E3	E2	E1	R1	R2	R3	USE	B1	B2	B3	O	I 1	I2
									HOTEL (L)	X		X			
									HOUSEHOLD APPLIANCES; SALES, REPAIR	X		X			
									ICE CREAM SHOP	X					
									INDUSTRY, HEAVY • PRODUCTION, PROCESSING, FABRICATION, CLEANING, TESTING, STORAGE OR REPAIR ACTIVITIES INCLUDING OR SIMILAR TO THE FOLLOWING: ABRASIVE PRODUCTS;; ASPHALT; CHEMICALS; CLAY; GLASS; FIBERGLASS; STONE; COAL; COKE & TAR PRODUCTS; CONCRETE PRODUCTION; FERTILIZERS' FOUNDRIES' METAL & METAL ORES (EXCEPT PRECIOUS & RARE METAL ) REDUCTION; REFINISHING; SMELTING' RUBBER (NATURAL & SYNTHETIC); TEXTILE MILL; TRANSPORTATION EQUIPMENT						X
									INDUSTRY; LIGHT • PRODUCTION, PROCESSING, FABRICATION, CLEANING, TESTING, STORAGE OR REPAIR ACTIVITIES INCLUDING OR SIMILAR TO THE FOLLOWING; ADVERTISING DISPLAYS; APPAREL; ART WORK; ELECTRICAL ASSEMBLY; FOOD PROCESSING; FURNITURE; LAUNDRY PROCESSING (NON- RETAIL); LUMBER; MAIL ORDER HOUSE; MACHINE SHOP; MANUFACTURER'S AGENT OFFICE; WAREHOUSE; WHOLESALE OF GOODS & SERVICES					X	
									INSURANCE AGENCY	X			X		
									INTERIOR DECORATOR	X			X		
									JANITORIAL SERVICES	X					
									JEWELRY, RETAIL	X		X	X		

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X	PERMITTED BY RIGHT
•	MUST COMPLY WITH McHENRY COUNTY LIQUOR ORDINANCE
**	MINIMUM LOT SIZE SHALL BE TWO ACRES
***	SEE ARTICLE 401 INDUSTRIAL USE REGULATIONS FOR COMPLIANCE STANDARDS

A1	A2	E5	E3	E2	E1	R1	R2	R3	USE	B1	B2	B3	O	II	Is
									JUDO, KARATE, JIU-JITSU INSTRUCTION	X					
C									KENNEL; COMMERCIAL			C			
X	X	X	X	X	X	C			KENNEL; PRIVATE	X		X			
									LABORATORY				X		
C									LANDSCAPE WASTE COMPOSTING FACILITY***						
									LAUNDROMAT			X			
X	X	X	X	X	X	X	X	X	LIBRARY; PUBLIC	X		X	X		
									LIQUOR STORE	X	X	X			
									LOAN COMPANY OFFICES	X			X		
									LOCKSMITH	X					
									MARINA; MARINE SUPPLIES	X		X			
									MARKETS; FISH, FRUIT, MEAT & VEGETABLES	X		X			
C									MIGRANT AGRICULTURAL LABOR HOUSING						
						C			MOBILE HOME PARK						
									MOBILE HOME SALES			X			
									MOTEL	X	X	X			
									MOTORCYCLE, ATV & SNOWMOBILES; SALES & SERVICE			X			
									MUSEUM (L)			X			
									NEWSSTAND; MAGAZINES, CIGARETTES, & NOTIONS	X			X		
X									NURSERY; COMMERCIAL (PLANTS)			X			
									OPTICIAN; SALES & OFFICE	X			X		
									OFFICES; BUSINESS & PROFESSIONAL SERVICES	X			X		
									OFFICE SUPPLY; STATIONERY	X		X			
									PAINT & WALLPAPER STORE	X		X			
									PHARMACY	X					
									PHOTOGRAPHY STUDIO	X		X	X		
									PLUMBING SUPPLIES & FIXTURE SALES			X		X	
X		X	X	X	X	X	X	X	POLICE STATION	X	X	X	X	X	X
									PRINTING ESTABLISHMENT					X	X
C									PUBLIC SAFETY TRAINING AREA						

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A1	A2	E5	E3	E2	E1	R1	R2	R3	USE	B1	B2	B3	O	II	I
									PUBLIC UTILITY COMPANY YARDS & GARAGE			X		X	
									RAILROAD FREIGHT TERMINAL						
T		T	T	T	T	T	T	T	REAL ESTATE PROJECT SALES OFFICE	T	T	T	T	T	
C									RECYCLING CENTER			C		X	
C									RECYCLING PROCESSING FACILITY					C	
									RENDERING PLANT						
									RENTAL SERVICE STORE	X		X			
C									RESORT	X		X			
									RESTAURANT	X	X	X			
									RETAIL; GENERAL	X		X			
		C	C	C	C	C	C	C	RETIREMENT COMMUNITY	C					
X T	X T	X	X	X	X				ROADSIDE SALES STANDS: • PRODUCE GROWN ON PREMISES • PRODUCE GROWN OFF PREMISES						
									ROLLER SKATING RINK			X			
									SALVAGE YARD					C	
C									SAWMILL; PERMANENT						
T	T	T	T	T	T				SAWMILL; PORTABLE					T	
									SAWMILL; PRODUCT SALES					X	
X X		X X	X X	X X	X X	X X	X X	X X	SCHOOLS: • COLLEGE, UNIVERSITY/JUNIOR • PRESCHOOL THROUGH GRADE 12 • COMMERCIAL OR TRADE	X X		X X C	X X	X X X	
									SECOND HAND STORE	X		X			
C									SHOOTING RANGE; OUTDOOR					C	
									SHOOTING RANGE; INDOOR			X			
									SHOPPING CENTER	X		X			
									SPORTING GOODS; RETAIL	X					
X X X	X X	X X	X	X	X				STABLES;** • PRIVATE • PROFESSIONAL • PUBLIC (I.E. LIVERY)						
X									STOCKYARDS***						
C	C								STORAGE, COMMERCIAL EQUIPMENT & VEHICLES			C		X	

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 \*\*     MINIMUM LOT SIZE SHALL BE TWO ACRES  
 \*\*\*    SEE ARTICLE 401 INDUSTRIAL USE REGULATIONS FOR COMPLIANCE STANDARDS

A1	A2	E5	E3	E2	E1	R1	R2	R3	USE	B1	B2	B3	O	II	I
									STORES, WHOLESALE			X			
									SWIMMING POOL; COMMERCIAL			X			
									TAILOR	X		X			
									TAVERN; NIGHT CLUB*		X				
T	T	T	T	T	T	T	T	T	TENT THEATERS, RELIGIOUS MEETINGS OR FESTIVALS SPONSORED BY LOCAL CIVIC, RELIGIOUS, GOVERNMENTAL ORGANIZATIONS AND RECOGNIZED DULY CHARTERED FRATERNAL ORGANIZATIONS	T	T	T	T	T	T
C									THEATERS; DRIVE-IN MOVIE						
									THEATERS; INDOOR MOVIE	X		X			
									TOOL GRINDING & SHARPENING			X		X	X
X	X	X	X	X	X	X	X	X	TOWERS <100' (SEE SECTION 407.4)	X	X	X	X	X	X
C	C	C	C	C	C	C	C	C	TOWERS >100'	C	C	C	C	C	C
X									TOWNSHIP/COUNTY BUILDINGS	X		X		X	X
									TRUCKING, FREIGHT TERMINALS					C	X
									UPHOLSTERER	X					
C	C	C	C	C	C	C	C	C	UTILITY FACILITY, NON-EXEMPT	C	C	C	C	C	C
									VIDEO ARCADE	X		X			
									WAREHOUSE			X		X	X
									WAREHOUSE, MINI-STORAGE			X			
									WELDING					X	X
									WHOLESALE & DISTRIBUTION OF GOODS & SERVICES					X	
									YMCA - YWCA	X		X			
									YARD & GARDEN EQUIPMENT; SALES & SERVICE			X			
C									ZOO (L)			C			

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**TABLE TWO: BULK CHART**

	LOT AREA, PARCEL AREA & FRONTAGE			YARD REQUIREMENTS				BULK LIMITS			
	MINIMUM AREA***	MINIMUM WIDTH FRONTAGE	MINIMUM YARD ABUTTING ROAD OR STREET*	MINIMUM REAR YARD	MINIMUM SIDE YARD	TRANSIT. YARD	MAXIMUM LAND COVERAGE OF BLDG. AND STRUCTURES	HEIGHT LIMIT FOR PRINCIPAL USE		HEIGHT LIMIT FOR ACCESSORY USE	
DISTRICTS	ACRES	FEET	FEET	FEET	FEET	FEET	CUMULATIVE%	FEET	STORIES	FEET	STORIES
A-1 AG/RESIDENTIAL	40	330	50**	75	50	-	-	-	-	-	-
A-2 AGRICULTURE	FOR BULK REQUIREMENTS, SEE ESTATE DISTRICT OF APPLICABLE SIZE										
E-5 ESTATE	5	330	50**	50	30	-	10	35	2.5	20	1
E-3 ESTATE	3	250	30	50	20	-	15	35	2.5	20	1
E-2 ESTATE	2	175	30	30	20	-	20	35	2.5	20	1
E-1 ESTATE	1	150	30	20	20	-	30	35	2.5	20	1
R-1 RESIDENTIAL	0.5	100	30	20	10	10	30	35	2.5	14	1
R-2 TWO-FAMILY RES.	1	150	30	20	10	20	30	35	2.5	14	1
R-3 MULTIPLE FAMILY	2	175	30	20	10	30	30	35	2.5	14	1
B-1 NEIGHBORHOOD BUS.	0.5	100	30	20	10	30	35	35	2.5	20	1
B-2 LIQUOR BUSINESS	1	150	30	20	10	50	35	35	2	20	1
B-3 GENERAL BUSINESS	1	150	30	20	10	50	35	35	2	20	1
O OFFICE/RESEARCH	0.5	100	30	20	10	30	35	35	2.5	20	1
I-1 LIGHT INDUSTRY	1	150	30	20	10	75	40	40	2	20	1
I-2 HEAVY INDUSTRY	1	150	30	20	10	100	40	40	2	20	1

- \* For lots and parcels abutting Arterial Streets the required setback shall be at least eighty (80) feet from the centerline; and for lots and parcels abutting Strategic Regional Arterials the setback shall be at least ninety (90) feet (see Section 305.3 of this Ordinance).
- \*\* Fifty (50) feet from established right-of-way or eighty (80) feet from the centerline, whichever is greater.
- \*\*\* Lot or parcel area shall be determined by the actual lot lines of the lot or parcel in question and shall not be determined by any dimension measured from the center of any road, street or highway.
- \*\*\*\* Modified yard requirements are applicable when sixty (60) percent or more of the lots or parcels of the same zoning district classification in a block contain existing structures and establish a building line other than required by this Ordinance, that line shall establish the required yard. If the building lines of such structures vary, other than required by this Ordinance, the average of all structures shall establish the minimum yard requirement.
- \*\*\*\*\* All yards, setbacks and modified yards shall be measured from the overhang of the structure or building.



**TABLE TWO: BULK CHART CONTINUED**

<b>RADIUS OF CURVE ALONG RIGHT-OF-WAY</b>	<b>PERCENT REDUCTION OF FRONTAGE ALLOWED</b>
OVER 4,000'	NONE
2,201' TO 4,000'	10%
1,101' TO 2,200'	15%
826' TO 1,100'	20%
651' TO 825'	25%
526' TO 650'	30%
431' TO 525'	35%
361' TO 430'	40%
301' TO 360'	45%
250' TO 300'	50%
UNDER 250' except cul-de-sacs	50%
Cul-de-Sacs	60%

In all Zoning Districts the attached schedule shall be used to allow reduced frontages for the division of land along the outside curve of roads and highways.

**NOTE:**

1. In any Zoning District the minimum frontage on a curved road or highway shall not be less than 90 feet.
2. In any Zoning District the minimum frontage on a cul-de-sac shall not be less than 75 feet.

**TABLE THREE**

**RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS  
FOR PD-E AND PD-R DEVELOPMENTS**

<b>STANDARD</b>	<b>PD-E</b>	<b>PD-R</b>
<b>Maximum Density: ❶</b>		
• Without public sanitary sewer ❷	1.0 d.u. / acre	2.0 d.u.'s / acre
• With public sanitary sewer ❸	1.5 d.u.'s / acre	4.0 d.u.'s / acre
<b>Minimum Lot Area:</b>		
• Without public sanitary sewer ❷	1/2 acre	1/2 acre ❹ ❺
• With public sanitary ❸	15,000 sq. ft.	7,500 sq. ft. 4,500 sq. ft. ❻
<b>Minimum Lot Frontage</b>	⑦	⑦
<b>Minimum Yard (building setbacks)</b>	⑦	⑦
<b>Bulk Limits</b>	⑦	⑦

❶ Maximum density, prior to any density bonus that may be approved by the County Board.

❷ Developments served by individual septic sewer systems or similar approved uses as listed in Section 5 and 6 of Article X of the McHenry County Public Health Ordinance.

❸ Includes developments served by community sewer or innovative systems as approved by the McHenry County Health Department.

❹ Per dwelling unit.

❺ For multi-family developments, Section 303.3 applies.

❻ Minimum lot area per unit for portion of a development devoted to multi-family, two-family and zero lot line developments.

⑦ Per the conditions of the ordinance approving the development plan.

## ARTICLE FOUR - SUPPLEMENTARY REGULATIONS

### 400 INTENT

It is the purpose of this Section to establish regulations and standards for the installation and operation of the uses specified in this Section based upon consideration of the unique and objectionable characteristics of such uses and the zones in which they are permitted.

### 401 INDUSTRIAL REGULATIONS

#### 401.1

Any use permitted in the I-1, I-2 or A-1\*\*\* zones, whether such use is permitted as a principal use, conditional use, or as an accessory use, shall be subject to these regulations, unless alternate provisions are included in a specific ordinance granting a conditional use. Refer to Table One to determine A-1\*\*\* uses subject to these regulations.

These regulations shall apply to any proposed use, construction, alteration or addition, including an alteration or addition to a structure existing prior to the adoption of the ordinance.

#### 401.2 REQUIREMENTS

1. All uses, in I-1, I-2 or A-1\*\*\* Zoning Districts, shall conform to the requirements governing the emission of noise, vibration, smoke and particulate matter, water or other effluents, toxic or noxious matter, fire, glare, heat or radiation, as cited in the "Environmental Protection Act," 415 ILCS 5/1 et seq., as amended.
2. Along the outer perimeter of an Industrial Zoning District adjacent to an Estate, Residential or Agricultural District, no building, structure or land within one hundred (100) feet for the I-2 Zoning District and seventy-five (75) feet for the I-1 Zoning District shall be used in connection with the operation of any establishment including parking, except that railroad sidings or spur lines may extend over this area. This perimeter area shall be landscaped and screened according to the requirements of Section 308(2) & (3).
3. Screening - All activities and operation, in I-1, I-2 or A-1\*\*\* Zoning Districts, shall be within completely enclosed buildings, or may be out-of-doors if located to the rear of the lot and substantially screened from view at the frontage.

#### 401.3 PROCEDURE AND ENFORCEMENT

1. **PERMIT PROCEDURE:** Before the Enforcement Officer issues a Building Permit in an I-1, I-2 or A-1\*\*\* zone, the applicant shall furnish the Department of Planning and Development with the following information to enable the Enforcement Officer to

assure himself that all regulations set forth in this Ordinance can and will be complied with at all times.

- A. A plot plan showing the location of all present and proposed structures, building lines, setbacks, drives, parking lots, waste disposal areas, bulk storage areas, streets, water supply systems, septic systems, streams, or other significant features on or within three hundred (300) feet of the proposed site.
  - B. A description of the activity to be conducted regarding waste products and their disposal, external effects or other conditions which are regulated herein; provided however, that the applicant shall not be required to reveal any trade secrets of sufficient detail with regard to a process or manufacturing procedure for a closely guarded proprietary compound or product to become public knowledge and be available to competitors.
  - C. Upon request of the Enforcement Officer, certification from an independent testing laboratory that the industrial performance standards cited in the Environmental Protection Act can be met by the use.
  - D. Such other data and certification as may reasonably be required by the Enforcement Officer to reach a determination regarding the possible approval of a Building Permit under the regulations of this Ordinance.
  - E. Proof that the applicant has notified the Illinois Environmental Protection Agency in writing as to the intended use of the land.
2. Upon receipt of all data required above, the Enforcement Officer, working in conjunction with both the Department of Planning and Development and Health Department, will review the data as to its compliance with the Industrial Use Regulations of this Section. Permits shall be denied if the plans or proposed work do not conform to the regulations set forth herein. Denial with reasons shall be given in writing and corrected plans may be returned for review. If proposed work conforms to the regulations herein and all other pertinent laws and ordinances, a building permit shall be issued.

All information and evidence submitted in applications to indicate conformity to Industrial Use Regulations shall constitute a certification and an agreement on the part of the applicant that the proposed use can and shall conform to such regulations at all times.

3. **APPEAL:** The Enforcement Officer's action with respect to the Industrial Use Regulation procedure may be appealed to the McHenry County Zoning Board of Appeals (Section 808).

4. **VIOLATIONS AND ENFORCEMENT:** The Enforcement Officer shall refer any suspected violation of Industrial Use Regulations to the McHenry County Health Department, which, in conjunction with the Illinois Environmental Protection Agency, shall determine if a violation does exist.
5. **SUSPENSION OF PERMITS:** If, after the conclusion of the time granted for compliance with Industrial Use Regulations, the McHenry County Health Department or the Illinois Environmental Protection Agency finds the violation is still in existence, the Enforcement Officer may institute appropriate legal proceedings to cause the revocation of any permits previously issued by the Enforcement Officer.

## **402 HOME OCCUPATIONS**

### **402.1 CRITERIA**

Any occupation which is customarily, in whole or in part, conducted in a residential area is permitted provided all of the following criteria are met:

1. It is conducted entirely within the dwelling by a member of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence.
2. It is not conducted from an accessory building.
3. There is no display or activity that will indicate from the exterior of the dwelling that it is being used for any use other than a dwelling, except that one (1) nameplate, no more than one and one-half (1 1/2) square feet in total area which contains only the name of the occupant of the dwelling and the home occupation conducted therein and is not illuminated, shall be permitted.
4. No more than one (1) person other than a member of the immediate family residing in that dwelling unit shall be employed or engaged in conducting the home occupation.
5. That the number of off-street parking spaces for that use is provided as required by the Off-Street Parking Regulations of this Ordinance, and in addition, if another person is employed as provided for in the paragraph above, one (1) off-street parking space shall be provided exclusively for that person's use during working hours.
6. No stock in trade shall be kept, displayed or sold on the premises unless such stock is clearly secondary and necessary to the performance of the services provided by the home occupation and at no time shall exterior storage of materials be permitted.
7. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines.

8. All receipt and delivery of merchandise, goods or equipment shall be made by either carrier service or passenger automobile owned by the resident and no such receipt, delivery or any other transaction of business within the residence, except emergency service, shall be made between the hours of 10:00 p.m. and 7:00 a.m. on Monday through Saturday or any time on Sunday.

#### 403 HORSES AND OTHER EQUINES

##### 403.1 REGULATIONS

When horses or other equines are maintained on a parcel, the following regulations shall apply:

###### 1. Private Stables:

- A. Such stables are allowed by right in the A-1, A-2, E-5, E-3, E-2, E-1 (if lot or parcel area is two (2) acres or over) Zoning Districts.
- B. The minimum lot or parcel area for a private stable shall be two (2) acres.
- C. The minimum gross lot area per horse over eight (8) months of age shall be 14,000 square feet. However, private stables located on parcels of ten (10) or more acres shall not be subject to a minimum lot area per horse.
- D. No more than two (2) horses not belonging to the owner of a private stable may be boarded in such private stable.
- E. Riding lessons may be given in a limited manner at a private stable, consistent with the intent of the Zoning District.

###### 2. Horse Farms and Professional Stables:

- A. Such uses are allowed by right in the A-1, A-2 and E-5 (if lot or parcel area is two (2) acres or over) Zoning Districts.
- B. The minimum lot or parcel area for a horse farm or professional stable shall be two (2) acres.
- C. The minimum gross lot area per horse over eight (8) months of age shall be 14,000 square feet per horse. However, horse farms and professional stables located on parcels of ten (10) or more acres shall not be subject to a minimum lot area per horse.

- D. At a horse farm, any number of equines not belonging to the operator of the farm may be kept for boarding or breeding purposes, so long as the total number of horses kept does not exceed that allowable under the requirement above. In addition, riding lessons may be given in a limited manner to boarders and others. However, no horses shall be kept or made available as livery.
  - E. At professional stables and horse farms, horse shows and related activities may be conducted without a temporary use permit. However, sufficient off-street parking shall be provided to meet the needs of all visitors.
3. Public Stables:
- A. Such stables are allowed by right in the A-1, Agricultural Zoning District.
  - B. The minimum lot or parcel area for a public stable shall be ten (10) acres.
  - C. At a public stable, any number of equines not belonging to the owner or operator may be kept for boarding purposes. In addition riding lessons may be given to boarders and others.
  - D. At public stables, horse shows and related activities may be conducted without a temporary use permit. However, sufficient off-street parking shall be provided to meet the needs of all visitors.
4. All persons maintaining equines shall meet all applicable requirements of the McHenry County Public Health Ordinance.

#### 404 TEMPORARY USES

##### 404.1 INTENT

It is the intent of the following to govern the operation of certain transitory or seasonal uses. The Enforcement Officer, upon the receipt of an application for a temporary use permit, shall notify any other County Department which may be affected by the use.

##### 404.2 PERMITS FOR TEMPORARY USE

Applications for a temporary use permit shall be made to the Enforcement Officer at least seven (7) days before the starting date of the Temporary Use, and shall contain the following information:

1. The commonly known address of the property to be used, rented or leased for the temporary use, legal description and permanent property index number.

2. A description of the proposed use.
3. The applicant's name and the property owner's name (if different than the applicant).
4. Sufficient information to determine that the following are in compliance with ordinances in effect:
  - A. Provisions for waste disposal (solid and human);
  - B. Provisions for temporary food service facilities;
  - C. Security personnel;
  - D. Paved or graded ingress and egress for emergency, police and regulatory traffic;
  - E. General liability and dram shop insurance (based upon anticipated number of participants);
  - F. Yard requirements;
  - G. Parking space;
  - H. Traffic control;
  - I. Provisions for clearing debris.

Said permit shall be issued only if the above criteria are met to the satisfaction of the Enforcement Officer.

#### 404.3 SPECIFIC USES AND REGULATIONS

The following are considered temporary uses and are subject to the following specific regulations and time limits, in addition to the regulations of any zone in which the uses are located.

1. **Animal Shows:** A temporary use permit may be issued for showing of animals and displays of their performance in both formal and informal competition. The permit shall be valid for not more than seven (7) days, but may be renewed.



2. **Asphalt Batching Plants:** A temporary use permit may be issued for portable asphalt batching plants, for use in road construction and repair in the area. The permit shall be issued for a period not to exceed sixty (60) days, but may be renewed for one or more 30-day period(s) if completion of the local project is delayed for reasons beyond the control of the contractor. Groundwater monitoring in accordance with Section 508.13 (2) will be required.
3. **Auctions:** A temporary use permit may be issued for the public sale of property to the highest bidder. The permit shall be valid for not more than five (5) days and no sales shall be made within thirty (30) feet of any street or road right-of-way.
4. **Carnival Or Circus:** A temporary use permit may be issued for a carnival or circus for a period not longer than seven (7) days.
5. **Christmas Tree Sales:** A temporary use permit may be issued for the display and open-lot sale of Christmas trees for a period not longer than thirty (30) days.
6. **Contractor's Office And Equipment Shed:** A temporary use permit may be issued for a contractor's temporary office and equipment shed incidental to a construction project. The office or shed shall not contain sleeping or cooking accommodations. The permit shall be valid for not more than one (1) year, but may be renewed. The office or shed shall be removed upon completion of the construction project.
7. **Festivals:** A temporary use permit may be issued for tents or other temporary structures and related facilities to house and serve public celebrations, special observances, cultural events or entertainment programs sponsored by a local civic, religious, governmental or recognized, duly chartered fraternal organizations.
8. **Flea Markets:** A temporary use permit may be issued for the establishment of an open air market for the sale of new and second hand goods, handicrafts and antiques by ten (10) or more people each occupying separate booths or tables. The permit shall not be valid for more than seven (7) days, but may be renewed.
9. **Outdoor Music Entertainment Events, Outdoor Concerts:** A temporary use permit may be issued for outdoor music and entertainment events, outdoor concerts (not otherwise qualifying as a tent theater, religious meeting or festival sponsored by local civic, religious, governmental organizations and recognized, duly chartered fraternal organizations). Said permit shall only be valid for eight (8) days from the date of issuance.
10. **Real Estate Project Sales Office:** A temporary use permit may be issued for a temporary real estate office in any new subdivision which has been approved by the County Board. The office shall contain no sleeping or cooking accommodations. The permit shall be valid for not more than one (1) year, but is renewable. The office shall

be removed upon completion of the development of the subdivision. A model home may be used as a temporary sales office.

11. Religious Tent Meetings: A temporary use permit may be issued for a tent or other temporary structure to house religious meetings for a period of not more than seven (7) days.
12. Sawmills (Portable): A temporary use permit is required and may be issued for the cutting and use of the trees from that parcel or lot only. The sawmill shall not be located closer than five hundred (500) feet to a residence unless that of the owner. The permit shall be valid for six (6) months, but may be renewed.
13. Seasonal Sales Of Farm Products: A temporary use permit may be issued for the operation of a roadside stand for the sale of farm produce which was not grown on the premises. The permit shall be valid for not more than six (6) months per year. No sales shall be made within thirty (30) feet of any street or road right-of-way. For a roadside stand operating more than three (3) months per year, an off-street parking area shall be provided.
14. Temporary Emergency Residence: In the event of a fire or natural disaster which results in the partial or total demolition of any residence making it unfit for human habitation, the Enforcement Officer may, upon application from the owner of such residence, issue a temporary use permit for the use of a mobile home for each family during rehabilitation of the original residence or construction of a new residence, subject to the following conditions:
  - A. A mobile home shall be placed on the lot of the home damaged or destroyed, if possible.
  - B. Required water and sanitary facilities shall be provided.
  - C. The permit is to be limited to six (6) months, but in the event of circumstances beyond the control of the owner, the Enforcement Officer may extend the permit for a period or periods not to exceed sixty (60) days, and the foregoing only when the application is made fifteen (15) days prior to expiration of the original permit.
  - D. The trailer or mobile home is to be removed from the property by the owner/applicant when the Enforcement Officer determines the new or rehabilitated residence is fit for occupancy.
  - E. Applicant gives express consent and authorizes the County to remove the temporary shelter at his expense upon termination of permit, if not removed during the specified time frame.

15. Tent Theater: A temporary use permit may be issued for a tent theater. The permit shall be valid for not more than four (4) months per year.
16. Tent Sales: A temporary use permit may be issued for a tent or other temporary structure to house the sale of merchandise by an established local retailer. The permit shall be valid for not more than thirty (30) days, but may be renewed. No sales shall be made within thirty (30) feet of any road right-of-way.

#### 404.4 ISSUING PERMITS

The Enforcement Officer shall issue a Temporary Use permit only if the following conditions have been met:

1. All other County and State permits, if required for the proposed use, have been approved.
2. All conditions specified in the specific regulations of this section are met.
3. Any conditions specified by the Enforcement Officer and/or other County authorities having enforcement powers have been formally agreed to. Any disputes shall be settled by the Board of Appeals.

#### 404.5 PERMIT FORM

A written permit will be issued for all Temporary Uses and shall contain the following information:

1. The applicant's name.
2. The location and effective dates of the Temporary Use.
3. Conditions specified by County authorities for the Temporary Use.
4. Signature of the Enforcement Officer issuing the permit.

#### 404.6 PERMIT RENEWAL

Permits which are renewable shall have an application filed for renewal at least fifteen (15) days prior to the expiration date of the current permit, except that applications for renewal or extension of a permit for less than fifteen (15) days may be applied for, no later than three (3) days prior to the expiration date of the current permit.

#### **404.7 EMERGENCY PERMITS**

Temporary Use Permits may be issued in time of emergency for temporary emergency residence as specified above, without regard to application time limits.

#### **405 OFF-STREET PARKING**

The purpose of this Section is to promote the establishment of adequate off-street parking facilities in order to alleviate traffic problems and engender public safety and convenience, as well as to meet the specialized parking needs of those who are physically handicapped, or who prefer to use bicycles or "motored cycles" instead of automobiles. Compliance with the provisions of this Section shall be required in all districts.

##### **405.1 APPROVAL OF PARKING PLAN**

When off-street parking facilities are required under this Section, the plans for such facilities shall be submitted to the Department of Planning and Development. Off-street parking plans will be reviewed with regard to the parking lot design and stormwater management for the entire site. The stormwater management design must consider all existing or proposed impervious surfaces such as driveways, parking lots and building roof tops and any topographic alterations. A Building Permit shall not be issued until any recommended changes to the design of the parking lot or stormwater detention facilities have been submitted.

##### **405.2 GENERAL REQUIREMENTS**

The duty to provide and maintain an off-street parking area shall be the responsibility of the owner or operator of the use which requires the off-street parking area.

When any existing use requiring parking spaces under this Ordinance is enlarged, expanded or changed, parking spaces shall be provided for the increment of expansion as if the increment were a separate use.

For all uses established or placed into operation after the effective date of this Ordinance, the amount of off-street parking space set forth in this Section shall be provided.

All off-street parking spaces, whether provided in accordance with the provisions of this or former ordinances, shall be continued to be provided and shall be maintained as required in this Section.

Parking spaces for all types of uses may be provided either in garages or open parking areas conforming with the provisions of this Ordinance.

Stormwater management facilities must be designed by an Illinois Registered Professional Engineer.

Controlled Stormwater discharge outlets from sites shall be to a natural stream, drainageway, storm sewer or to a natural path of overland sheet flow permitted by statute or drainage law.

For calculation of the detention/retention provisions, all features of systems shall be computed using methods which are based upon generation of a true or simulated hydrograph such as TR20 or TR55.

The maximum rate of discharge is to be related to the carrying capacity of the existing drainage features without distress to adjacent properties. For design purposes, the maximum discharge shall be no greater than 40 percent of the peak runoff (in cfs) of a 2 year, 24 hour type II storm event for the natural state of the site and other tributary areas beyond the site.

Velocity of discharge shall be limited to 2.0 feet per second at the point of departure from the site unless discharge is into storm sewerage or to an armored channel. All energy dissipation and attenuation of velocity shall be accomplished on the site being developed.

Stormwater management facility designs shall be cognizant of water quality management standards.

Stormwater management facilities shall not be altered from the approved engineers drawing without approval from the Department of Planning and Development.

#### 405.3 LOCATION OF REQUIRED PARKING SPACES

1. Required off-street parking may be remotely located from the use for which it is required to the following extent:
  - A. In all residential districts, parking facilities shall be located on the same or contiguous lot or lots with the building they are required to serve.
  - B. In all business districts, parking facilities shall be located within four hundred (400) feet of the building they are required to serve.
  - C. In all industrial districts, parking facilities shall be located within six hundred (600) feet of the building they are required to serve.
2. Enclosed buildings and carports containing off-street parking shall be subject to applicable yard and setback requirements.

3. Unroofed parking space may be located in the required front yard. However, not more than fifty (50) percent of the area of the required front yard may be developed as parking space and an unobstructed space of at least thirty (30) feet shall be left along the lot line.
4. Unroofed parking space may be located in required side or rear yard, but only if an unobstructed space of at least ten (10) feet is left along the lot line.
5. No parking space(s) shall be permitted between the property line and the curb line or edge of the pavement.

#### 405.4 COMBINING OF PARKING AREA

When two (2) or more uses on the same lot or parcel require off-street parking space, such space may be combined and used jointly. However, when parking space is combined and used jointly, the parking space shall be adequate in area to provide the sum total of off-street parking space requirements of all such uses.

#### 405.5 DESIGN, DEVELOPMENT AND MAINTENANCE REQUIREMENTS

After the effective date of this Ordinance, every parcel of land used as a public or private parking area, commercial parking lot, or automobile or trailer sales lot, shall be designed, developed and maintained in accordance with the following requirements:

1. The parking area shall be graded for proper drainage and provided with an improved surface such as gravel, blacktop, or concrete, and maintained in such manner as to be free of dust, trash and debris. The volume of stormwater run-off shall be controlled so as not to exceed that which existed in the natural state.
2. Screening of parking lots shall be provided as required in the screening section of this Ordinance. Any lights used to illuminate such parking lots shall be so arranged and shaded as to reflect lighting away from adjoining residential properties.
3. The parking area shall not have more than one attendant shelter, which shall conform to all setback and yard requirements for structures, in the district in which it is located.
4. The parking area shall be designed with appropriate means of vehicular access to a street or alley in such a manner as to minimize interference with traffic movement. It shall be provided with entrances and exits not less than twelve (12) feet in width and not more than twenty-five (25) feet in width.
5. For any use which requires twenty (20) or more parking spaces, space and facilities shall be provided for the parking of bicycles.

6. For any use which requires twenty (20) or more spaces, one space designed, reserved and designated for a motorcycle shall be provided for each twenty automobile spaces. However, the total need not exceed five (5). Motorcycle parking spaces shall have minimum dimensions of 4' x 7' and shall not be counted as parking spaces for the purpose of this Ordinance.
7. All off-street parking areas shall provide parking spaces designed and reserved for handicapped persons as follows: One (1) space per each twenty-five (25) spaces for the first one-hundred (100) spaces (minimum of one (1) space required); one (1) space per fifty (50) spaces for the next one-hundred (100) spaces; and one (1) space for one-hundred (100) spaces for all remaining spaces. These parking spaces must be of additional width to provide for wheelchair access.
8. The parking area shall be provided with wheel guards, bumper guards, or curbs so as to prevent the parked vehicles from extending beyond the outside perimeter of the parking area.
9. When off-street parking for fifty (50) or more vehicles is required, a minimum of 10% of the entire surface area of the parking lot shall be maintained as landscaped open space. The parking area shall be designed such that each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. No aisle designed for two-way traffic shall be less than twenty-four (24) feet in width.
10. The following minimum design standards shall be observed in laying out off-street parking facilities.

Parking Angle Degrees	Stall Width	Aisle Width	Parking Stall Depth	Curb to Curb
0 to 15	9 ft.	12 ft.	23 ft.	30 ft.
16 to 37	10 ft.	11 ft.	19 ft.	47 ft.
38 to 57	10 ft.	13 ft.	19 ft.	54 ft.
58 to 74	10 ft.	18 ft.	19 ft.	61 ft.
75 to 90	10 ft.	24 ft.	19 ft.	63 ft.

All spaces shall have a minimum vertical clearance of seven (7) feet.

#### 405.6 SPACE REQUIRED

1. When units of measurement result in the requirement of a fractional space, any fraction shall require one (1) additional parking space.

2. When the number of employees is used in a calculation of required parking spaces, the maximum number of employees who will be working at one time shall be used.
3. The required off-street parking spaces for a particular use shall be determined by the following minimum requirements:
  - A. Financial institutions shall have one (1) parking space per two hundred (200) square feet of floor area, plus two (2) parking spaces for every three (3) employees. In addition, each drive-in banking window shall have a stacking requirement of five (5) spaces. The required stacking space shall not be located in an access aisle if the presence of vehicles in queue would prohibit parked vehicles from being readily removed. In addition, no required stacking spaces shall be permitted upon the public right-of-way.
  - B. Businesses or professional offices, and buildings not specifically mentioned elsewhere in this Section, shall have one (1) parking space per two hundred fifty (250) square feet of floor area. However, areas not normally open to the public may be excluded in computing the number of required parking spaces.
  - C. Churches or places of worship shall have one (1) parking lot per three (3) seating spaces.
  - D. Convalescent, nursing, and other health homes and institutions shall have one (1) visitor parking space per four (4) patient beds, plus two (2) parking spaces per three (3) employees, plus one (1) parking space per staff doctor.
  - E. Dormitories, rooming and boarding houses shall have two (2) parking spaces per three (3) residents.
  - F. Hospitals shall have one (1) visitor parking space per two (2) patient beds, plus two (2) parking spaces per three (3) employees, plus one (1) parking space per staff doctor.
  - G. Hotels and motels shall have one (1) parking space per room or suite, plus two (2) parking spaces per three (3) employees.
  - H. Industrial, manufacturing, warehouse and wholesale establishments shall have one (1) parking space per three (3) employees.
  - I. Clinics (medical, chiropractic, veterinarian) shall have six (6) parking spaces per staff doctor plus (2) parking spaces for every three (3) other employees.
  - J. Funeral Homes shall have fifteen (15) parking spaces on the premises, plus five (5) spaces for each area which can be used as a parlor.



- K. Private clubs and lodge halls shall have one (1) parking space per three (3) persons based on the design capacity of the facility.
- L. Recreational businesses shall have one (1) parking space per three (3) patrons, based on the design capacity of the facility.
- M. Residential structures other than dormitories, rooming and boarding houses shall have two (2) parking spaces per dwelling unit. In addition, there shall be one (1) visitor parking space for every three (3) dwelling units.
- N. Restaurants, taverns, and lounges shall have one (1) parking space per fifty (50) square feet of floor area.
- O. Retail sales and personal service shops shall have one (1) parking space per two-hundred (200) square feet of sales space open to the public.
- P. Private schools shall have parking spaces as follows:
  - i. Elementary and junior high schools shall have one (1) parking space for each teacher and other employee.
  - ii. Senior high schools, colleges and universities shall have one (1) parking space for each teacher and other employee, plus one (1) parking space per five (5) students.
  - iii. Nursery schools shall have one (1) parking space for each teacher and other employee, plus one (1) off-street loading space per eight (8) pupils.
  - iv. If a school has an auditorium or assembly hall which may be used by persons other than students of the school, the parking requirements set forth under "theaters, auditoriums and places of assembly" shall be used to fulfill the parking requirements of the school, provided the parking spaces are located near both uses.
  - v. Commercial and trade schools shall have two (2) parking spaces per five (5) students plus two (2) parking spaces per three (3) employees.
- Q. Theaters, auditoriums and places of assembly shall have one (1) parking space per three (3) people based on the design capacity of the structure.

#### **405.7 OFF-STREET LOADING SPACE**

All uses involving receipt of or distribution of goods by motor vehicle shall have space on the premises for the pickup, service and delivery vehicles necessary for normal daily operation. These spaces shall be in addition to any required off-street parking space.

#### **405.8 MODIFICATION**

The County Board may authorize a variation following the procedures of Article Seven of this Ordinance for modification, reduction or waiver of the requirements of this Section, if it should find that in a particular case, the peculiar nature of the use, the exceptional shape or size of the property, or other exceptional situation or condition would justify such actions.

#### **406 STORAGE**

The outdoor storage and outdoor parking of commercial equipment and commercial vehicles is prohibited in residential and estate zones created after the effective date of this Ordinance. This prohibition shall not apply to commercial vehicles and equipment being temporarily used for the provision of a service, delivery or pickup for the benefit of a residence nor shall it apply to receptacles used for the collection of trash or recyclables. This prohibition shall not apply to commercial vehicles being used for agricultural purposes.

#### **407 STANDARDS FOR CERTAIN PERMITTED USES**

##### **407.1 PURPOSE**

It is the purpose of this Section to establish additional regulations and standards for the creation and operation of certain permitted uses in the public interest to cover circumstances unique to the specific use.

##### **407.2 REQUIREMENTS**

Any of the permitted uses regulated in this Section, whether such use is permitted as a principal use or as an accessory use, shall be subject to the standards imposed in this Section.

##### **407.3 FIRE STATIONS, POLICE STATIONS, TOWNSHIP OR COUNTY BUILDINGS**

1. The site shall be screened according to the provisions of Section 308 to minimize the impact upon adjoining properties.

2. Plans relating to drainage and runoff shall be submitted to the Enforcement Officer and reviewed by the Department of Planning and Development. Such plans shall conform to County standards for stormwater detention, retention and release.
3. A thirty (30) foot side and rear yard shall be maintained in residential districts.

#### **407.4 TOWERS: COMMUNICATION, AMATEUR RADIO AND CITIZEN BAND**

1. The standards in this Section apply to towers 100 feet or less in height. Towers over 100 feet must comply with the tower conditional use Section of this Ordinance.
2. Any tower, the height of which exceeds the distance from such tower to the lot's or parcel's property lines shall be constructed to withstand a minimum wind load of forty (40) pounds per square foot and surface areas at a wind speed of 100 mph. Construction of any commercially manufactured tower one hundred (100) feet in height or less, constructed in accordance with the manufacturer's instructions, recommendations and specifications shall be considered as satisfying the provisions of this Section.
3. All towers and associated uses shall conform to all applicable standards established by the Federal Communications Commission, the Federal Aviation Administration, and all other relevant Federal, State and County regulatory agencies.

#### **407.5 MARINAS**

1. A site plan at a scale of at least 1" = 100' shall be submitted to the Enforcement Officer showing proposed and existing buildings and structures within the site, proposed parking area and traffic circulation paths into, within and out of the site, all existing or proposed plantings, fencing and landscape features which may serve as noise buffering or visual screening elements, and the location of on-site stormwater detention areas. In addition, show topography with one foot interval contours within 100 feet of the water's edge and indicate the base flood elevation per Section 409.3(2).
2. Minimum lot area shall be two (2) acres.
3. Required side yards shall be one hundred (100) feet and shall be maintained as open space.
4. Screening must be provided per the Screening Requirements under Article Three.
5. The marina operator shall allow no motor boats to dock or fuel at his facility if such motorboats fail to conform to the muffler requirements and other requirements of the McHenry County Motorboat Equipment and Operation of Motorboats Ordinance.

6. The marina operator shall place and maintain barrier buoys at the water section of his side lot lines and shoreline. Said barrier buoys shall extend for a distance of twenty-five (25) feet, measured perpendicular to the shoreline, into an adjoining body of water.
7. The provision of drainage detention within the site shall conform to County standards for stormwater detention, retention and release.
8. The provision of on-site parking spaces shall conform to the Parking Regulations under Article Four.

#### **407.6 HALFWAY HOUSES, HOSPICES, EMERGENCY SHELTERS**

1. A location map of sufficient size and scale to be readable shall be submitted to the Enforcement Officer which identifies the property on which the proposed halfway house, hospice or emergency shelter shall be located and any other similar or identical use located within a six hundred and sixty (660) foot radius of that subject property. No such map will be required for emergency shelters for individuals displaced by reasons of abuse or domestic violence.
2. Evidence that the proposed halfway house, hospice or emergency shelter is licensed, certified or accredited by an appropriate Federal, State or National agency or organization shall be submitted to the Enforcement Officer.
3. The aforementioned standards shall be met prior to occupancy of any halfway house, hospice or emergency shelter allowed by right in any zoning district.

#### **408 RESERVED**

#### **409 FLOODPLAIN REGULATIONS**

##### **409.1 PURPOSE**

1. To lessen or avoid the hazard to persons and damage to property resulting from the accumulation of runoff of storm or flood water, as essential for the health, safety and general welfare of the people of McHenry County, in accordance with 55 ILCS 5/5-12001 et. seq. as amended.
2. To protect, preserve and properly maintain and use watercourses, marshes, water recharge areas and natural drainage systems that are subject to periodic flooding.
3. To protect stream channels from encroachment and to maintain the capacity of the floodplain to retain waters.

4. To provide for the development of floodplain lands with uses not subject to severe damage by flooding and to permit only uses and improvements on floodplain lands that are not hazardous during flood periods.
5. To protect the quality of watercourse, wetlands, waters, marshes, water recharge areas, underground reserves, beaches and natural drainage systems for the economic, recreational, aesthetic, conservation and other public and private uses and values, and to protect the County's potable fresh water supplies from the dangers of drought, overdraft, pollution, misuse or mismanagement.
6. To avoid the creation of new flood problems.
7. To maintain eligibility in the National Flood Insurance Program, codified as 44 CFR 59-76.

409.2 The Procedures and Standards Manual for Compliance with McHenry County Floodplain Regulations (hereinafter referred to as the FLOODPLAIN REGULATIONS MANUAL), prepared and published by the County of McHenry, is hereby incorporated by reference.

409.3 REGULATORY DOCUMENTS - BASE FLOOD ELEVATION/FLOOD HAZARD AREA

1. Flood Hazard Maps and Profiles: For the regulatory purposes of this Ordinance, the following documents are hereby adopted by McHenry County and incorporated into this Ordinance by reference:

A. Flood Insurance Rate Maps (FIRM):

Panels: (effective date 9/30/81)

25	80	115	200	240	345
50	150	210	275		
65	90	175	220	300	355
70	95	180	225	325	365
75	105	185	230		335

Panels: (effective date 1/3/86)

85	350
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**ARTICLE V: NOTICES OF HEARINGS**

**Section 1:** The Petitioner shall file a sworn affidavit containing a copy of the notice, the names and addresses of all taxpayers entitled to notice and those who received notice. Said affidavit and list shall be filed with the Zoning Board of Appeals at least four (4) days in advance of the hearing, exclusive of the date of the hearing itself.

**Section 2:** The Secretary/Coordinator of the Board shall provide for a Publicity Release to be furnished to the newspapers for publication within the County.

**Section 3:** All Petition requirements and fees must be furnished and paid prior to the setting of a hearing time and date.

**ARTICLE VI: RECOMMENDATIONS**

**Section 1:** The Zoning Board of Appeals may hold a Voting Meeting after the close of any hearing.

**Section 2:** A concurring vote of five (5) members of the Zoning Board of Appeals shall be necessary to make a recommendation.

**ARTICLE VII: Petition for an Appeal**

**Section 1: Procedures**

The Petitioner must file a copy of the Appeal with the Zoning Enforcement Officer and the Zoning Board of Appeals' Secretary/Coordinator. The Zoning Enforcement Officer will provide the Board with a copy of the entire file in the matter.

An appeal shall provide the following information:

1. The name and address of the petitioner.
2. The location of the property.
3. Copy of the Zoning Enforcement Officer's letter outlining reasons for the decision being appealed.
4. Identification of the ordinance provisions in dispute, and the reason given by the enforcing officer for the decision being appealed.
5. A description of the proposed use, including a plot plan if applicable.
6. A specification of the grounds for the appeal.

The appeal shall be signed by the Petitioner or his

- D. By determination of the elevation of the flood of record from the appropriate HA Quadrangle (USGS) map, (item 1D above), and adding TWO (2) feet to that elevation. This method is limited to areas for which the base flood elevation cannot be determined by methods 2A or 2B above.

Any new evaluation that modifies the elevations set forth in 1A, 1B, 1C or 1D above, and that has been determined or approved by a unit of the United States Government or the State of Illinois, and that establishes the limit of intrusion or retainment of a "100 year flood event", shall establish the Base Flood Elevation for the purposes of this Ordinance, upon approval and consent of the Planning and Development Committee of the County Board and as recorded in the approved minutes of that Committee.

3. Flood Hazard Area: The land area subject to regulation by this Ordinance is established by the following methods:
- A. The land area at elevations less than the base flood elevation as established by the appropriate methods, 2A, 2B, 2C or 2D above.
  - B. The land area depicted by the mapped areas designated as Zone A on Flood Insurance Rate Maps (items 1A above).
  - C. The land area represented by the flood of record plus two (2) feet elevation in the appropriate HA Quadrangle (USGS) map. This method is limited to area for which the flood hazard area cannot be determined by methods 3A or 3B above for areas which are river or stream related. In addition, it applies to any isolated depressional pockets, ponds or other floodwater entrapments shown on the HA maps.
4. When base flood elevations (BFE) are determined by either Section 409.3(2A) or 409.3(2B):
- A. The limit of the flood hazard area shall be established on the land surface of the site by a surveyor or professional engineer in accordance with the requirements cited in the FLOODPLAIN REGULATIONS MANUAL.
  - B. If the observations cited in 1A above indicate that the site in question appears thereby to be an isolated high point entirely within a mapped flood hazard are, and lacking such map flood-free designation, a Letter of Map Amendment (LOMA) shall be requested from the Federal emergency Management Agency (FEMA).
  - C. If a Letter of Map Amendment (LOMA) is required per 1B above, that approved LOMA shall be submitted to the Zoning Enforcement Officer before any building, septic system, site development or conditional use permit is issued for the site in question.

**B. Flood Boundary and Floodway Maps**

**Panels: (effective 9/3/81)**

65	95	210	345
70	105	220	355
80	115	230	
90	180	240	
	185	335	

**Panels: (effective date 1/3/86)**

85	350
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**C. Flood Insurance Study: McHenry County, Illinois, Unincorporated Areas: March 30, 1981; as revised January 3, 1986.**

**D. Hydrologic Investigation Atlas Map, USGS Series HA:**

<b>QUADRANGLES</b>		<b>DATE</b>
HA-150	Barrington	1965
HA-151	Fox Lake	1965
HA-207	Wauconda	1966
HA-253	Crystal Lake	1967
HA-255	McHenry	1968
HA-256	Woodstock	1968
HA-303	Richmond	1969
HA-361	Huntley	1971
HA-363	Hebron	1971
HA-463	Marengo South	1972
HA-464	Riley	1972
HA-495	Marengo North	1973
HA-496	Harvard	1973
HA-497	Garden Prairie	1973
HA-498	Capron	1973

**2. Base Flood Elevations: The regulatory elevations as established by the following methods, in order of precedence as listed below, (A-highest precedence, B-second, C-third, D-fourth):**

- A. By detailed methods, the base flood elevation as depicted in the Flood Insurance Study Profiles, (item 1C above).**
- B. By mapped base flood elevations in Zones A1-A30, (items 1A above).**
- C. As established by the Illinois State Water Survey Floodplain Information Repository.**



#### **409.6 EXCEPTIONS TO THE CONDITIONAL USE PROCEDURE**

1. The topographical alterations of and placement of fill upon floodplain on single subdivision lots of record less than one (1) acre at the time of the adoption of this Ordinance, and lots contiguous under the same ownership, the total area of which is less than one (1) acre shall be permitted, provided that all of the conditions listed below are met and approved by the Planning and Development Committee. The Department of Planning and Development shall act in an advisory capacity to the Committee to help determine whether the following conditions will be met.
  - A. Any fill material brought in for use in the flood hazard area shall be compensated for by the removal of an amount of spoil greater in volume than the amount deposited according to the procedures and factors set forth in the FLOODPLAIN REGULATIONS MANUAL. This only applies to earth material fill; not structures, construction rubble or woody waste material. In any case there shall be no filling, construction or alteration in floodway areas shown on the regulatory flood maps previously cited.
  - B. No reduction of the flood capacity will result from the topographical alteration.
  - C. No soil erosion hazard will result from the topographical alteration.
2. Terrain alteration work without introduction of structures within flood hazard areas, that relates to drainage of agricultural land for the enhancement of production of agricultural products. These exceptions shall be limited to such work that is entirely on land zoned for agricultural purposes (A-1) and that is now, or will be substantially in active use for agricultural purposes. All of the conditions below shall be met and approved by the Planning and Development Committee. The Department of Planning and Development shall act in an advisory capacity to help determine whether the following conditions are met.
  - A. The avowed "agricultural use" shall comply with the definition in Section 202.
  - B. No increase in hazard from flood shall result at the location of the proposed work nor upstream or downstream from said work.
  - C. Stream bed clearance or changes in stream location shall not increase the average stream gradient between the points of upstream commencement of the work and downstream terminus of the work, such gradient being based upon the existing stream travel distance.
  - D. The proposed work shall not induce erosion and/or deposit of siltation material to the disadvantage of properties downstream of the work.

**409.4 PERMITTED USES IN FLOOD HAZARD AREAS (where otherwise legally permitted by Zoning District)**

1. Farming, grazing, nurseries, gardening and harvesting of crops;
2. Conservation of soil, water, vegetation, fish and wildlife;
3. Outdoor recreation, including fields for play and sports, areas for field trips, nature study, hiking, horseback riding, swimming, boating, trapping, hunting and fishing;
4. Boat anchorage (other than boat houses), moorings and launch ramps; and,
5. Accessory uses, consistent with the intent and purpose of this Ordinance.

**409.5 CONDITIONAL USES IN FLOOD HAZARD AREA**

Without the prior issuance of a Conditional Use by the County Board, it shall be unlawful for any person to conduct any of the following activities upon the flood hazard areas, or in any watercourse, lake, stream, channel, wetland, marsh or swamp, as determined by the Official Flood Hazard Maps and Reports of McHenry County.

1. To erect or place any permanent or temporary building, mobile home, trailer or structure, or portion thereof, or to structurally modify or expand any existing building, for living purposes as a dwelling, residence, hotel, townhouse or institution home.
2. To erect or place any permanent or temporary accessory building or structure, or portion thereof, or to structurally modify or expand any existing accessory building or structure.
3. To place or deposit, or permit to be placed or deposited, any fill or debris, effluent or waste material including but not limited to structures, building materials, excavated spoil, earth fill from within the flood hazard area or from beyond the site; abandoned automobiles and septic systems.
4. To dig, dredge, or in any way alter or remove any materials, soils, or substances, including, but not limited to the deepening of any channels.
5. To construct any culverts, docks, dams, bulkheads or boat houses.
6. To remove natural vegetation and thereby expose soil surfaces upon floodplain land or upon any adjacent areas, which would result in erosion and sediment deposition upon any floodplain or into any watercourse.

- D. Depth to which removal, deposition operations are proposed and angle of repose of all slopes including deposited materials and sides of channels or excavations resulting from removal operations.
- E. Manner in which material shall be removed or deposited and location(s) where such material will be deposited.
- F. Manner in which erosion and siltation shall be controlled.
- G. Survey and topographical map, with contours shown at one (1) foot intervals and the area of removal, depositions, use or construction indicated. The base flood elevation (BFE) shall be shown on that map.
- H. All maps shall be made by or under the direct supervision of a registered land surveyor or professional engineer, both registered in the State of Illinois. The names and addresses of all owners of lands contiguous to land where the proposed operations will take place shall be shown.
- I. A plot plan showing the location of all existing or proposed structures, enclosures, septic systems, access roads, etc.

NOTE: Amplifying information regarding the above requirements, and details required for preparation of such maps and exhibits is included in the FLOODPLAIN REGULATIONS MANUAL.

- 3. All applicants for Conditional Uses under this Section shall concurrently submit a duplicate copy of their petition, with a copy of all exhibits and reports including, surveys prepared by a registered Illinois Land Surveyor showing thereon the location of any floodplain land on the property in question in accordance with the Official Flood Hazard Maps to the Department of Planning and Development, who shall within forty-nine (49) days after receipt, submit to the Zoning Board of Appeals, with copies to the applicant or his attorney, their written evaluation and report thereon no later than four (4) days prior to the scheduled hearing date.
- 4. The Zoning Board of Appeals may refer all or any part of the testimony or evidence produced by any party at any hearing to the McHenry County Department of Planning and Development staff for further study and report.
- 5. An applicant shall have the opportunity to provide evidence as to the site specific limits of the flood hazard area designated by the Flood Hazard Maps and Profiles of McHenry County.

- E. That permits from the State Department of Transportation, Division of Water Resources and the U.S. Army Corps of Engineers, shall be obtained when required for the proposed work. If they are not required, written evidence must be submitted to that effect.
- 3. Placement of culverts for access to an improved site. These exceptions shall be limited to those areas that are designated as "intermittent streams" or have no definable base flood elevations available from any of the regulatory flood maps. Determination will be made by the Enforcement Officer in conjunction with the Department of Planning and Development as to the request for installation of a culvert as an exception. Procedures for design and installation of such culverts are provided in the FLOODPLAIN REGULATION MANUAL. The proposed installation shall be approved by the Planning and Development Committee. The Department of Planning and Development shall act in an advisory capacity to help determine whether the following conditions are met.
- 4. Work within flood hazard areas, (but not floodways) that relates to parcels containing made ponds, and depressional area or "pockets" of flood hazard less than one (1) acre in size. All of the conditions cited in the FLOODPLAIN REGULATIONS MANUAL shall be met and approved by the Planning and Development Committee. The Department of Planning and Development shall act in an advisory capacity to help determine whether the following conditions are met in accordance with the requirements in the FLOODPLAIN REGULATIONS MANUAL.

#### **409.7 CONDITIONAL USE PROCEDURE**

- 1. An application for a Conditional Use Permit under the Floodplain Regulations of the Ordinance shall follow the general application procedure described in Article Five - Conditional Uses.
- 2. The following information shall be supplied with each application for a Conditional Use Permit under the Floodplain Regulations in addition to the general information in Article Five.
  - A. Purpose of proposed removal or deposition operations, use or activity.
  - B. Amount of material proposed to be removed or deposited or type of structure indicating flood resistant materials to be used and the method of anchorage to prevent flotation and lateral movement in accordance with 44 Code of Federal Regulations 60.3(b)(8) or proposed type of use.
  - C. Description of the area in which removal, deposition or use is proposed.

6. The soil and subsoil conditions are suitable for the proposed work and the drainage is designed to prevent environmentally harmful surface runoff.

#### **409.9 EFFECT ON OTHER PERMITS**

Permits from the agencies of the State of Illinois and the U.S. Army Corps of Engineers shall be obtained when required for the proposed work. It shall be the applicant's responsibility to obtain these permits. If additional permits are not required, written evidence shall be submitted to that effect. Where state and/or federal permits are required, a Conditional Use Permit will not be issued until they are obtained.

#### **409.10 REVOCATION OF PERMIT - STOP WORK ORDER**

In the event any person holding a Conditional Use Permit pursuant to this Ordinance violates the terms of the permit, or carries on site development in such a manner as to adversely affect the health, welfare or safety of persons residing or working in the vicinity of the development site or so as to be detrimental to the public welfare or injurious to property or improvement in the neighboring vicinity, the County may suspend or revoke the Conditional Use Permit.

1. Delivery of a Stop Work Order issued by the Enforcement Officer shall operate as a suspension of the Conditional Use Permit.
2. Delivery shall be by hand to the permittee or by registered mail to the permittee at his address shown on the application for the Conditional Use Permit or at his last known address.
3. The Stop Work Order shall be effective as of the date of issuance.
4. The Stop Work Order shall state a date certain for the violations to be corrected. The period of time for the correction of the violation may be extended by the Enforcement Officer, if any, in his/her judgment substantial effort has occurred to correct the violation and that within a reasonable period of time full compliance can be expected.
5. If compliance with the Stop Work Order has not occurred or the violations have continued beyond the term so noted in the Stop Work Order, the Enforcement Officer shall initiate legal proceedings to authorize a revocation of the Conditional Use Permit.

6. Where any part of the lot, parcel or tract to be used for the purpose intended is in a flood hazard area, a Conditional Use shall be required for that portion of the land within the flood hazard area. Upon the Zoning Board of Appeals' recommendation for the granting of a Conditional Use under this Section, applicant shall prepare and file with his amending ordinance, a plat of survey indicating, by measurement, the portion of the entire lot, parcel or tract which falls within the floodplain and to which the Conditional Use applies.
7. In addition to the terms of a Conditional Use as set out in this Ordinance, the County Board may require the petitioner to post a performance bond to insure that all work required by the Conditional Use will be completed within a period of time agreeable to both the County and the petitioner.
8. In the event of conflict between this Section and any other Section in this Zoning Ordinance or any other applicable statute, ordinance rule or regulation, the more strict interpretation shall apply. Nothing herein shall be construed to relieve an applicant from a building permit, subdivision plat approval or septic installation permit or any requirement for satisfactory soil tests as may be specified in the Building Code, Public Health Ordinance, Subdivision Ordinance of McHenry County or permits required by the State Department of Transportation, Division of Water Resources or permits required by the U.S. Army Corps of Engineers.

#### **409.8 STANDARDS FOR CONDITIONAL USES**

No Conditional Use Permit shall be issued, unless after public hearing and recommendation of the McHenry County Zoning Board of Appeals, as is provided, the McHenry County Board in addition to the Standards for Conditional Uses listed in Article Five shall find the following:

1. The proposed work will not detrimentally affect or destroy natural features nor impair their natural functions, but will preserve and incorporate such features into the development site;
2. The presence of natural features and site topography have been considered in the design and siting of all physical improvements;
3. Only those areas approved for placement of physical improvements shall be cleared of vegetation and topsoil and adequate measures to control erosion and siltation have been incorporated into the plans;
4. The proposed work will not reduce the natural retention storage capacity of the site nor increase the magnitude and volume of flooding at other locations;
5. The proposed work will not increase stream velocities; and

#### **410.2 PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT**

- 1. The Enforcement Officer of McHenry County shall have the principal responsibility for the administration and enforcement of these soil overlay regulations and the "Soil Standards Manual for Wastewater Disposal Systems".**
- 2. The Department of Planning and Development and the Health Department shall furnish such aid and assistance as may be requested by the Enforcement Officer or as may be required in this Ordinance or in the "Soil Standards Manual for Wastewater Disposal Systems".**
- 3. To obtain a permit from McHenry County for on-site sewage disposal systems and soil absorption type sewage treatment plants, all applications must be reviewed for soil conditions per the "Soil Standards Manual for Wastewater Disposal Systems" by the Department of Planning and Development and Health Department.**
- 4. In the event of any dispute as to the accuracy of the Official Soil Map of McHenry County or as to the location or classification of soils upon a particular lot or parcel, the Enforcement Officer may resolve such discrepancies upon being provided with a definitive soil analysis and boring report certified by a soil scientist, or upon receipt of a supplemental report prepared by the United States Department of Agriculture, Soil Conservation Service. All such reports shall be reviewed by the Department of Planning and Development and Health Department, prior to decision by the Enforcement Officer.**
- 5. Those soils classified as Non-Critical and listed in the "Soil Standards Manual for Wastewater Disposal Systems" are generally suitable for wastewater disposal systems, but shall be subject to recommendations by the Health and Planning and Development Departments.**
- 6. Those soils classified as Organic, Wet, Clay, Steep, Shallow to Bedrock, Shallow to Loam Till or Sandy and listed in the "Soil Standards Manual for Wastewater Disposal Systems" as having severe or very severe rating for wastewater disposal systems shall require additional soil testing as required above for resolving discrepancies and such data shall be submitted by the applicant. Review of such test results shall be made by the Department of Planning and Development and Health Department before a decision is made by the Enforcement Officer.**
- 7. An objection to, or appeal of the decision of the Enforcement Officer may be made according to Section 3.01 of Article I of the McHenry County Health Ordinance.**

#### 409.11 ADDITIONAL REQUIREMENT

**Minimum Floor Elevation:** Any new structure, substantial addition or improvement to an existing structure located upon the flood hazard area or upon fill shall have the lowest floor at an elevation at least two (2) feet above the base flood elevation.

#### 410 SOIL OVERLAY REGULATIONS

##### 410.1 PURPOSE

1. To promote the public health, safety, and general welfare, and to conserve the values of property throughout the County, by regulating the design of structures and facilities to be located on and in certain soil types lying within McHenry County that have limitations for certain types of uses because of one or more of the following factors:
  - A. Frequent or continuous waterlogging;
  - B. Periodic surface inundation by surface stormwater runoff;
  - C. Subsurface or groundwater pollution;
  - D. Susceptibility to erosion;
  - E. Slow or excessively rapid internal water movement (permeability);
  - F. Depth to bedrock deposits;
  - G. High organic materials content.
2. To create and designate certain soils overlay districts and to provide supplementary land use controls in addition to the requirements of the several primary zoning districts.
3. To hereby incorporate by reference and make a part of this Ordinance the soil maps as prepared and published by the University of Illinois, Agricultural Station, in cooperation with the Soil Conservation Service, United States Department of Agriculture (Soil Report #81), as updated and interpreted by the U.S.D.A. Soil Conservation Service, 1970, and soil survey legend 1978, SCS Technical Guide for McHenry County (herein referred to as the "Official Soil Maps"), which maps are hereby adopted by the County of McHenry and by reference thereto incorporated herein.
4. To hereby incorporate by reference the "Soil Standards Manual for Wastewater Disposal Systems" prepared and published by the County of McHenry.



- i. Containers being emptied when full, or a minimum of every three (3) days; and
- ii. only containers with covers are to be used; and
- iii. the location of such a drop-off service shall include at least a 200 foot setback from the nearest residence.

Christmas trees, however, may be collected and chipped into mulch or chips from December 26th through February of the New Year. All chips or mulch must be removed and used for landscaping or other beneficial use.

- F. No power-driven processing equipment shall be allowed except for reverse vending machines. Chippers used to process landscape waste are allowed in all Business, Industrial and "A-1" Agriculture Zones.
- G. Containers must be constructed and maintained of durable, waterproof and rust resistant materials. Containers must be covered and/or locked to prohibit unauthorized entry or removal of material.
- H. Storage of recyclable material shall be in containers or in mobile units. Materials shall not be stored outside of containers.
- I. Drop-off points shall be maintained in a neat, sanitary and litter free manner.
- J. All drop-off points located within 100 feet of a property zoned or occupied for residential use shall operate only during the hours of between 9:00 a.m. and 7:00 p.m.
- K. Unmanned containers shall be secured and set back at least 30 feet from any property zoned or occupied for residential purposes and shall utilize both screening and acoustical shielding between the containers and the residential use as prescribed by the Enforcement Officer.
- L. Containers shall be marked and positioned to clearly identify the type of materials which may be deposited. The facility and/or site shall have signage, apart from the containers, which clearly identifies the name and telephone number of the operator, hours of operation, and displays a notice stating that no material shall be left outside the recycling container or enclosure.
- M. Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present.

## **411 RECYCLING OPERATIONS**

### **411.1 PURPOSE**

It is the purpose of this Section to establish regulations and standards for recycling operations in order to minimize impacts while allowing the recycling operations to operate cost effectively.

### **411.2 RECYCLING DROP-OFF POINT**

1. **Application:** Drop-off points are permitted as an accessory use in all zoning districts. All requirements found in Article Three, Section 306, Accessory Buildings, Structures and Uses must be met. Additionally, a letter of notification and application shall be completed and returned to the Enforcement Officer on forms provided by the same. Copies of the letter and application shall be forwarded to appropriate county departments as directed by the Enforcement Officer.

2. **Standards:**

All recycling drop-off points shall meet the following:

- A. Compliance with all requirements of the Illinois Environmental Protection Agency and McHenry County Ordinances.
- B. Be incidental to an existing principal use which is in compliance with the zoning, building, fire and other applicable codes of McHenry County.
- C. The structure(s) or mobile unit(s) where recyclable material is placed shall be no larger than 500 square feet and occupy no more than five (5) parking spaces exclusive of space that will be periodically needed for removal of materials or exchange of containers.
- D. Compliance with all setback requirements found in Article Three, Section 305, Lot Area, Parcel Area, Yard and Bulk Limits.
- E. Accept only segregated, non-hazardous, non-special, homogeneous, non-putrescible materials such as dry paper, glass, cans, plastic and reusable items. Landscape waste may be accepted provided that an IEPA permit, or written evidence stating that the permit is not required from the Illinois Environmental Protection Agency (IEPA), is received by the Zoning Enforcement Officer. All landscape activities must comply with all IEPA regulations such as, but not limited to:

Christmas trees, however, may be collected and chipped into mulch or chips from December 26th through February of the New Year. All chips or mulch must be removed and used for landscaping or other beneficial use.

- G. One (1) parking space will be provided for each commercial vehicle based at and operated for the recycling center.
- H. All recycling centers located within 500 feet of property zoned or occupied for residential purposes shall not operate between the hours of 7:00 p.m. and 7:00 a.m.
- I. Any containers provided for collection of recyclable material shall be of sturdy, rust resistant construction with sufficient capacity to accommodate materials collected, and shall be secured by some means to prevent unauthorized entry or removal of materials.
- J. Containers will be clearly marked to identify the type of material to be deposited. The center shall display a notice stating that no material shall be left outside the recycling container.
- K. Recycling centers will be marked with signage which clearly displays the name and phone number of the operators and hours of operation. Identification, informational and directional signs may be installed in compliance with the McHenry County signage regulations.
- L. Power-driven equipment used for processing recyclables are prohibited with the exception of balers, reverse vending machines, conveyors and forklift equipment which may be used to sort, clean and move containers and palletized material. Chippers used to process landscape waste are allowed when a permit is obtained from the IEPA.

#### 411.4 RECYCLING PROCESSING FACILITIES

##### 1. Application:

Recycling processing facilities are permitted by right in the "I-2" General and Intensive Industry District and subject to all applicable requirements of Article Four, Section 401. Recycling processing facilities may be allowed as Conditional Uses in both the "I-1" Light Industry District and "A-1" Agricultural District and subject to the requirements of Article Five, Sections 501 and 502 and the requirements of this Section.

### **411.3 RECYCLING CENTER**

#### **1. Application:**

Recycling centers are permitted as a matter of right in the "I-1" and "I-2" Industrial Districts and subject to all applicable requirements found in Article Four, Section 401. Recycling centers may be allowed as conditional uses in the "A-1" Agricultural District and "B-3" General Business District subject to the requirements of Article Five, Sections 501 and 502 and the requirements of this Section.

#### **2. Standards:**

All recycling centers shall meet the following:

- A. Compliance with all requirements of the Illinois Environmental Protection Agency and McHenry County Ordinances.**
- B. All operations shall take place in a fully enclosed building excluding the exterior storage of material within containers.**
- C. Lot Area, Parcel Area, Frontage, Yard Requirements and Bulk Limits and landscape requirements shall be the same as those found in the underlying zoning district.**
- D. All exterior storage of material shall be in sturdy containers which are durable, waterproof, rust resistant which shall be covered, secured and maintained in good condition.**
- E. The site shall be maintained free of litter and undesirable materials and will be cleared of any loose debris on a daily basis.**
- F. Accept only segregated, non-hazardous, non-special, homogeneous, non-putrescible materials such as dry paper, glass, cans, plastic and reusable items. Landscape waste may be accepted provided that an IEPA permit, or written evidence stating that the permit is not required from the Illinois Environmental Protection Agency (IEPA), is received by the Enforcement Officer. All landscape activities must comply with all IEPA regulations such as, but not limited to:**
  - i. Containers being emptied when full, or a minimum of every three (3) days; and**
  - ii. only containers with covers are to be used; and**
  - iii. the location of such a drop-off service shall include at least a 200 foot setback from the nearest residence.**

- G. All containers used for exterior storage of material shall be maintained in good condition.
- H. The site shall be maintained free of litter and undesirable materials and shall be cleaned of loose debris on a daily basis.
- I. The following standards shall apply if the facility is open to the public:
  - i. Sufficient space shall be provided on-site for the anticipated peak load of customers to circulate, park and deposit recyclable materials as determined by the Enforcement Officer. Space will be provided for a minimum of ten (10) customers or the peak load, whichever is higher.
  - ii. One (1) parking space will be provided for each commercial vehicle based at and operated by the processing facility.
  - iii. Any unattended containers provided for collection of recyclable materials will be of sturdy, rust resistant construction with sufficient capacity to accommodate materials to be deposited.
  - iv. Material collection areas shall be kept free of litter and other undesirable materials. Containers shall be clearly marked to identify the type of materials to be deposited. The facility shall display a notice stating that no material shall be left outside the containers.
  - v. Recycling processing facilities shall be marked with signage which displays the name and phone number of the operators and hours of operation. Identification, information and directional signs may be installed in compliance with the McHenry County signage regulations.
- J. All recycling processing facilities located within 500 feet of property zoned or occupied for residential use shall not operate between the hours of 7:00 p.m. and 7:00 a.m. The facility shall be administered by on-site personnel during normal business hours.

**2. Standards:**

All recycling processing facilities shall meet the following:

- A. Compliance with all requirements of the Illinois Environmental Protection Agency and McHenry County Ordinances.**
- B. Accept only segregated, non-hazardous, non-special, homogeneous, non-putrescible materials such as dry paper, glass, cans, plastic and reusable items. Landscape waste may be accepted provided that an IEPA permit, or written evidence stating that the permit is not required from the Illinois Environmental Protection Agency (IEPA), is received by the Enforcement Officer. All landscape activities must comply with all IEPA regulations such as, but not limited to:**
  - i. Containers being emptied when full, or a minimum of every three (3) days; and**
  - ii. only containers with covers are to be used; and**
  - iii. the location of such a drop-off service shall include at least a 200 foot setback from the nearest residence.**
- Christmas trees, however, may be collected and chipped into mulch or chips from December 26th through February of the New Year. All chips or mulch must be removed and used for landscaping or other beneficial use.
- C. Used latex paint and motor oil may be accepted for recycling at these facilities provided the materials are segregated, labeled and stored in a storage building which is lockable, vented, labeled and located on a level intact asphalt or concrete surface. The receiving area for used latex paint and motor oil, to include storage building, shall be fenced at a minimum of seven (7) feet in height with gates to control entry at all times and secured during non-operational facility hours. Used latex paint and motor oil must be placed inside a containment building at the close of each collection day. Used latex paint and motor oil must be stored in containers approved by the Illinois Environmental Protection Agency and local fire/and or health officials.**
- D. Power-driven processing equipment is permitted.**
- E. Lot Area, Parcel Area, Frontage, Yard Requirements and Bulk Limits shall be the same as those found in the underlying zoning district.**
- F. Landscaping requirements shall be those specified in Article Three, Section 307.**

14. Incinerators
15. Electric, gas and sanitary service
16. Gas and oil fired boilers
17. Grain - handling and conditioning operations
18. Grain - handling and drying operations

#### 412.3 PROCEDURES

1. Any landowner/operator interested in making note of the existence of an intensive use activity may submit an affidavit to the Enforcement Officer. Said affidavit will set forth the existence of any or all of the listed criteria.
2. Likewise, the Enforcement Officer may submit an affidavit concerning the existence of an intensive use activity.
3. Said affidavit will set forth the existence of any or all of the listed criteria when such information becomes available to the Enforcement Officer.
4. Upon the filing of such an affidavit, the appropriate township zoning map shall be marked by the Enforcement Officer to indicate the existence of an intensive use activity. The Enforcement Officer shall also publish notice of the filing of an affidavit concerning the existence of an intensive use activity. At such time as an intensive use activity ceases to exist on properties so indicated the map shall be corrected to reflect the change. It will be the responsibility of the landowner/operator to make such information available to the Enforcement Officer.
5. The maps will be considered as a part of the whole criteria by the Zoning Board of Appeals and the McHenry County Board in the rezoning of properties within the unincorporated areas of McHenry County.

## **412 INTENSIVE USE CRITERIA**

### **412.1 PURPOSE**

It is the purpose of this Section to establish a method of notification to interested parties that a unique use that may negatively influence surrounding properties is being conducted on certain properties within a Zoning District. This Section is designed to provide a method of notification and not to create any artificial buffer zones or areas privileged from encroachment.

### **412.2 STANDARDS**

Such unique uses that may negatively influence surrounding properties include but are not limited to the following, as regulated by the EPA:

1. Feedlots, covered confinement livestock facilities and dairy facilities that accommodate one hundred (100) animal units or more, (animal units shall be defined pursuant to the standards of the State of Illinois Title 35: Environmental Protection; Subtitle E: Agriculture Related Pollution; January 1, 1984)
2. Concrete and/or cement manufacturing
3. Coke manufacturing
4. Grinding, woodworking, sandblasting and shotblasting
5. Primary metal industry
6. Rubber and plastic products industry
7. Chemicals and allied products industry
8. Food and kindred products industry
9. Printing and publishing industry
10. Petroleum and coal products industry
11. Bituminous concrete (asphalt) plants
12. Stone, clay, glass products and paper and allied products industry
13. Painting products industry



## ARTICLE FIVE - CONDITIONAL USES

### 501 INTENT OF CONDITIONAL USES

In order to accomplish the general purpose of this Ordinance, certain unusual uses need special consideration. The purpose of the Conditional Use is to establish standards for those uses which, because of their unique characteristics cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.

### 502 GENERAL REQUIREMENTS

The following uses shall be subject to the standards and requirements of this Article, and to any additional requirements imposed in the public interest to cover circumstances unique to the selected site. All conditions and requirements set forth for a particular Conditional Use shall be considered as additional to the general requirements of this Ordinance for the zoning district in which the Conditional Use is located, except where specifically amended by the terms of the particular Conditional Use Permit.

#### SECTION NUMBER

503	Airports, Restricted Landing Areas and Heliports
504	Campgrounds
505	Camps, Day and Youth, Day Care Centers and Nursery Schools
506	Cemeteries
507	Churches
508	Earth Materials Extraction, Processing and Site Reclamation
509	Fairgrounds, Exposition Grounds, Sports Centers, Summer Theaters and Amphitheaters
510	Floodplain Overlay District Uses
511	Game Breeding and Shooting Preserve Areas
512	Halfway Houses, Hospices and Emergency Shelters Not Meeting Licensing or Spacing Requirements
513	Homes, Institutions and Specialized Care Facilities
514	Hospitals
515	Landscape Waste Composting Facility
516	Kennels, Commercial and Private
517	Migrant Agricultural Labor Housing
518	Mobile Home Parks
519	Outdoor Shooting Ranges
520	Public Safety Training Areas

**NOTE:** When the scale to be used for the map and plot plan required above is not specified for a particular Conditional Use, the scale shall be reasonable to the area of land covered so as to show necessary detail, and so that the area covered may be included on the map, the width of which does not exceed forty-two (42) inches. Suggested scales to be used are:

up to 10 acres:	1" = 100'
up to 40 acres:	1" = 200'
40 acres and above:	1" = 400'

All graphic exhibits submitted in accordance with the requirements should include one set for display purpose at the hearing, and a second set, reduced to report size for attachment to the amending ordinance.

## **502.2 RENEWAL PROCEDURES**

Unless otherwise provided for in this Ordinance, application to renew an existing Conditional Use shall be made at least three (3) months prior to the expiration date of the existing Conditional Use Permit. Failure to file an application within this time frame shall result in the cessation of all operations provided for under the expired Conditional Use Permit until such time as a new Conditional Use Permit takes effect.

## **502.3 STANDARDS FOR CONDITIONAL USES**

No Conditional Use shall be approved unless, after public hearing and recommendations of the McHenry County Zoning Board of Appeals, as is provided, the McHenry County Board shall find:

1. That the petitioner has demonstrated the ability to meet the requirements listed in the Section covering individual Conditional Uses.
2. That the site shall be so situated that the proposed use is compatible with the existing or planned future development of the area.
3. That the establishment, maintenance or operation of the Conditional Use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
4. That the Conditional Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
5. That the Conditional Use shall not substantially diminish and impair property value within the neighborhood.

- 521 Salvage Yards
- 522 Theaters, Drive-In Movie
- 523 Towers: Communication, Amateur Radio and Citizen Band Over  
100 Feet in Height
- 524 Utility Facilities, Non-Exempt

Other uses of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities, and which are not allowed by right may also be allowed as Conditional Uses, subject to the basic requirements of this Section.

#### **502.1 APPLICATION PROCEDURE**

1. An application for a Conditional Use Permit shall be submitted to the Zoning Board of Appeals. The administrative procedures for processing a Conditional Use Application are described in Article Eight of this Ordinance.
2. All applications for Conditional Use Permits shall be accompanied by at least the following information and exhibits:
  - A. A map of the proposed site and the surrounding area within three hundred (300) feet of the site. Such map shall show the following:
    - i. The location and names of all streets.
    - ii. The location of all easements and right-of-ways.
    - iii. The location of any parks.
    - iv. The location of any public space uses.
    - v. The location of any residences or other permanent structures.
  - B. A plot plan of the site showing the location of all existing and proposed structures, enclosures and other improvements.
  - C. A Natural Resource Inventory Report prepared by the McHenry County Soil and Water Conservation District or proof of application for this report.
  - D. Any additional information specified in this Article for a particular conditional use. Such additional information must be filed with the Zoning Board of Appeals at the same time as the filing of the Conditional Use application.

3. All State and/or Federal permits or licenses shall be obtained by the applicant prior to granting of a Conditional Use permit. If a permit or license cannot be obtained prior to granting zoning, a letter from the appropriate agency, stating acceptance for permit and pending zoning approval will be required.

#### 503.2 REQUIREMENTS AND POSSIBLE CONDITIONS

1. The design and operation of Airports, Restricted Landing Areas, and Heliports shall be governed by the following requirements. The ZONING BOARD OF APPEALS shall evaluate a petitioner's ability to meet these requirements when considering a request for a Conditional Use Permit.
  - A. The areas shall be sufficient and the site otherwise adequate to meet the standards of the United States Department of Transportation, Federal Aviation Administration and the Illinois Department of Transportation, Division of Aeronautics for the class of airport proposed, and shall be designed and constructed in accordance with their published Rules and Regulations.
  - B. All buildings and structures shall meet the yard and setback requirements of the zoning district in which they are located. However, this requirement shall not apply to equipment normally installed at the end of a runway such as ILS localizer antennas or VASI light arrays.
  - C. Any proposed runway or landing strip for fixed winged aircraft shall be sited so that the approach zones within one-half (1/2) mile of the landing area do not pass over any school or hospital and multiple family dwelling.
  - D. Off-street parking space shall be provided. As a minimum, one (1) automobile parking space shall be provided for each aircraft or storage space. Additional automobile parking spaces will be required if the proposed facility will have scheduled air carrier service.
2. For restricted landing areas, the ZONING BOARD OF APPEALS may consider conditions which address the following:
  - A. Prohibition of careless or reckless operation as determined by the F.A.A., acrobatic flight, fly-in events, balloon launches and non-conventional aircraft (helicopters, ultra-lights, gliders, autogyros, seaplanes, amphibious airplanes, etc.)
  - B. Restrictions on accessory uses, storage of planes and number of take-offs and landings.
  - C. Additional conditions as appropriate for the specific site.

6. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.
8. That the Conditional Use shall in all other respects conform to the applicable regulations of the McHenry County Zoning Ordinance for the district in which it is located.
9. That the Conditional Use is reasonably in the interest of the public welfare.

#### 502.4 REQUIREMENTS FOR PARTICULAR CONDITIONAL USES

The following Sections contain information specific to each listed Conditional Use, including:

1. Additional information which must be filed with the applications for that particular use.
2. The minimum requirements which apply to that Conditional Use and any other criteria to be applied in evaluating that type of Conditional Use.

### 503 AIRPORTS, RESTRICTED LANDING AREAS AND HELIPORTS

#### 503.1 APPLICATION

In the case of an application for a Conditional Use Permit to establish or operate an Airport, Restricted Landing Area or a Heliport, the basic information required in Section 502 shall be modified to the following extent:

1. If the proposed facility is for the use of fixed-wing aircraft, the map required in Section 502 shall be modified to show the surrounding area within one-half (1/2) mile of the proposed site.
2. If the proposed facility is an airport, a noise assessment study shall accompany the application. This study shall include maps depicting Noise Exposure Forecast (NEF) contours for both the degree of operation being proposed, and the maximum noise which would be allowable under state and federal requirements and regulations for the class of facility being proposed.

## 505 CAMPS, DAY AND YOUTH, DAY CARE CENTERS AND NURSERY SCHOOLS

### 505.1 APPLICATIONS

In the case of an application for a Conditional Use Permit to establish one of these facilities, the following is required in addition to the basic information required in Section 502:

A report from the McHenry County Department of Health regarding the type of facility proposed and Health requirements which must be met.

### 505.2 REQUIREMENTS

The design and operation of these facilities shall be governed by the following requirements:

1. All facilities shall comply with all requirements of the McHenry County Health Department and the State of Illinois for the type of facility being proposed.
2. The site of any of these facilities shall include a usable outdoor recreation area of not less than the minimum area required by DCFS. The recreation area shall not be a part of any required yard.
3. In addition to the front yard required in the zone in which the facility is located, there shall be two (2) side yards and a rear yard of at least thirty (30) feet each. No outside recreation apparatus or play fields shall be located in any required yard.
4. All outdoor recreation areas within two-hundred (200) feet of a street or boundary line shall be bounded with a chain link fence.

## 506 CEMETERIES

### 506.1 APPLICATION

An application for a Conditional Use Permit to establish or operate a cemetery shall be accompanied by the basic information required in Section 502.

### 506.2 REQUIREMENTS

The design and operation of cemeteries shall be governed by the following requirements:

1. The site proposed for a cemetery shall not interfere with the development of a system of collector and larger streets. The site shall have direct access to a public thoroughfare.

## **504 CAMPGROUNDS**

### **504.1 APPLICATION**

An application for a Conditional Use Permit to establish or operate a campground shall be accompanied by the basic information required in Section 502.

### **504.2 REQUIREMENTS AND POSSIBLE CONDITIONS**

1. The design and operation of a campground shall be governed by the following requirements:
  - A. The campground shall comply with all requirements of the McHenry County Camp Grounds Ordinance, as passed by the McHenry County Board on May 9, 1967, and amended from time to time, and with all applicable requirements of the McHenry County Health Department (See Appendix).
  - B. The campground shall have direct access to a County, State or U.S. road or highway.
  - C. The campground must comply with all applicable codes and regulations governing the installation, construction and/or operation of swimming pool, sewage disposal systems, food storage, plumbing, buildings and structures, electrical wiring and fire prevention.
2. The ZONING BOARD OF APPEALS may consider conditions which address the following:
  - A. Spaces in the campground may be provided to accommodate travel trailers, motor homes, tents or other types of short-term housing.
  - B. Management headquarters, recreational facilities, coin operated laundry facilities and other uses and structures customarily associated with the operation of a campground are permitted as accessory uses.
  - C. Spaces in the campground may be provided for year-round housing of travel trailers and motor homes which have not had the chassis removed when the total of such spaces do not exceed twenty percent (20%) of the total available spaces.
  - D. Additional conditions as appropriate for the specific site.

2. Certification by the County Highway Department that the traffic generated by the church facility remains within the designed capacity of the contiguous streets.
3. The church facility shall comply with the parking requirements of Article Four.
4. Drainage and stormwater detention shall conform to County standards for stormwater detention, retention and release.
5. The church facility shall comply with all applicable Health Department requirements based upon an estimated church membership.

## **508 EARTH MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION**

### **508.1 INTENT**

It is the purpose of this Section to establish regulations and standards for surface mining operations and to provide for conservation and reclamation of lands affected by surface mining in order to restore them to optimum future productive use consistent with the protection of the public health and the environment. Earth materials extraction, processing and site reclamation shall be permitted on a Conditional Use basis.

### **508.2 APPLICABLE DISTRICTS AND OPERATIONS**

In any permitted zone, all operators extracting and/or processing earth materials, except as specified below, shall apply for a Conditional Use jointly with the owner or any person who is entitled to legal possession of the property to be affected and shall comply with the operation and reclamation regulations in this Section.

### **508.3 EXEMPTION AND EXEMPTION PROCEDURE**

An owner will be exempt from the requirements of obtaining a Conditional Use permit pursuant to this Section provided each of the following conditions are satisfied.

1. The surface mining operations are conducted upon a recorded parcel of land not exceeding two (2) acres;
2. Less than ten (10) feet overburden is removed, extracted or processed for the single purpose of improving the agricultural use of that parcel or another parcel in his ownership or that of his spouse or children. Agricultural purposes do not include extraction of sand, gravel or limestone.



2. All burial buildings shall be setback at least eighty (80) feet from any street bounding a cemetery or memorial park and there shall be two (2) side yards and a rear yard of at least fifty-five (55) feet each. A burial building is any building used for the interment of bodies or other remains of persons and includes mausoleums, vaults and columbariums.
3. All graves or burial lots shall be setback at least thirty (30) feet from any right of way bounding the cemetery and there shall be two (2) side yards and a rear yard of at least twenty-five (25) feet each, which are to contain no burial lots or graves.
4. Adequate facilities shall be provided on the site and no cemetery parking will be permitted on any public streets.
5. Pet Cemeteries may also be allowed as Conditional Uses. Pet Cemeteries shall comply with all state and county requirements covering this type of use. Pet Cemeteries must be specifically requested in an application for a cemetery when it will be in addition to human burials.

## **507 CHURCHES**

### **507.1 APPLICATION**

An application for a Conditional Use Permit to locate and operate a church shall be accompanied by the basic information required in Section 502, and it shall also include a traffic study and report showing an unobstructed line of sight distance along all contiguous streets, an estimate of peak traffic volumes generated by the church facility, and counts on said streets (Traffic count maps are available from the Illinois Department of Transportation, Schaumburg).

### **507.2 REQUIREMENTS**

The design and operation of a church shall be governed by the following:

1. Unobstructed line of sight stopping distances along contiguous streets shall be observed and shall meet the following schedule of posted traffic speeds:

<b>Existing Speed Posted</b>	<b>Required Stopping Sight Distance</b>
<b>Miles per Hour</b>	<b>Feet</b>
20	125
25	150
30	200
40	325
50	475
55	550

8. The technique to be used in surface mining.
9. Estimated type and volume of excavation.
10. The equipment proposed to be used.
11. Practices and methods proposed to be used to minimize noise, dust, air contaminants and vibration and to prevent pollution of surface or underground water.
12. The recycling of water used for washing and grading.
13. The proposed usage or drainage of excess water.
14. The simultaneous reclamation plan including methods of accomplishment, phasing and timing.
15. Current and past uses of the land.
16. Location of existing roads, and anticipated access and haulage roads planned to be used or constructed in conducting surface mining.
17. Location and names of all streams, creeks and bodies of water within lands to be affected.
18. Drainage on and away from the lands to be affected including directional flow of water, natural and artificial drainways and waterways and streams or tributaries receiving the discharge.

#### **508.7 MAPS AND PLAN**

1. Maps and plans required to be submitted shall be described in the adopted "Earth Material Extraction Reclamation Plan Standards" hereinafter referred to in this Section as Standards and adopted by reference. (A copy of said Standards shall be on file in the office of the McHenry County Department of Planning and Development).
2. The owner/operator shall furnish the McHenry County Department of Planning and Development with a copy of the aforesaid statements, maps, plans and other related exhibits for review of the reclamation plan no less than thirty (30) days before the Zoning Board of Appeals hearing.
3. The Department of Planning and Development shall prepare a written report and oral statement on the reclamation plan and enter it into evidence at the Zoning Board of Appeals hearing.

The owner shall file with and to the satisfaction of the Enforcement Officer an affidavit that the foregoing conditions are applicable. Such mining operations may be conducted without a hearing before the Zoning Board of Appeals and without approval of the County Board. The Enforcement Officer shall make available to the owner/operator, the necessary form of application and affidavit and issue a Certificate of Exemption if warranted. This certificate shall not eliminate the need for any other required permits.

#### **508.4 COMPLIANCE WITH STATE AND FEDERAL REGULATIONS**

It shall be unlawful for any owner/operator to engage in surface mining in an area where the overburden shall exceed ten (10) feet in depth or where the operation will affect more than ten (10) acres during the permit year without first obtaining from the Illinois Department of Mines and Minerals a permit to do so, pursuant to the Surface-Mined Land Conservation and Reclamation Act. 225 ILCS 715/1 et. seq. as amended.

All owner/operators shall comply with the Regulations of USEPA and any State or Federal regulatory agencies for occupational health and safety and obtain any necessary permits prior to issuance of the Conditional Use permit. Before the onset of any operations the Enforcement Officer must be provided with copies of all necessary permits.

#### **508.5 APPLICATION FOR CONDITIONAL USE**

All owner/operators, except as specified in the Section, "Exemption and Exemption Procedure", shall apply for a Conditional Use. In addition to the basic information required in Section 502, the operator/owner shall present the following statements, maps and plan.

#### **508.6 STATEMENTS**

1. Ownership of land.
2. Minerals to be mined.
3. Character and composition of vegetation and wildlife on land to be affected.
4. Current assessed valuation of lands to be affected.
5. Assessed valuation shown by two quadrennial assessments next preceding the currently effective assessment.
6. The nature, depth and proposed disposition of the overburden.
7. The estimated depth to which the mineral deposit will be mined.

#### **508.9 BONDS**

All owner/operators shall be required to obtain the proper permits and submit a bond or other acceptable form of surety. If a bond is required by the State the owner/operator shall only be required to provide the Department of Planning and Development Department with a photocopy. A bond will be required by the County of not less than \$2,500.00 dollars for each acre to be affected. The actual dollar amount will be established during the hearing process with the Zoning Board of Appeals based upon 150% of the engineers estimate of the cost of reclamation per acre average at the time mining is to be performed. This estimate shall take into consideration inflation of costs in future years. The actual operation shall be monitored by the Enforcement Officer, and the Officer shall prepare a written report on the progress, before partial or full release of the surety.

The surety shall be held in the Treasurer's Office of the County of McHenry with copies available in the Department of Planning and Development. Such bond will remain in effect until the affected lands have been reclaimed in accordance with the reclamation plan and the work is approved by the Department of Planning and Development and the Enforcement Officer at the Annual Review of the operation. Land shall not be mined unless a bond for that land has been posted with the Department of Planning and Development. The form and type of surety shall be approved by the Office of the State's Attorney of McHenry County. The surety shall be for assurance of completion of reclamation and the initial surety amount shall be set on the anticipated three (3) years working basis with reasonable allowance for inflation of costs. Before the end of each one (1) year period, the Enforcement Officer's evaluation and the approval of the past years work shall be required for release of or reduction of the bond amount and at that time, re-bonding shall be established for the next one (1) year period or fraction thereof.

#### **508.10 RECLAMATION REGULATIONS**

The reclamation plan map and statement of sequential operation and reclamation shall be followed to produce a finished condition that complies with the reclamation plan map and the provisions of this Section so as to provide for the return to a useful purpose of the affected land.

#### **508.11 CHANGING THE RECLAMATION PLAN**

In the event that a change in the reclamation plan is necessary due to the unanticipated characteristics of the area concerned, the Department of Planning and Development shall be provided with appropriate documentation, study the proposed change and give the report to the Enforcement Officer and the Planning and Development Committee for their review. Changes may be made in the Reclamation Plan upon the mutual consent of the owner/operator, the Enforcement Officer and approval by the Planning and Development

4. All surface mining approvals shall expire ten (10) years from the date they were approved by the County Board unless a lesser time is approved by the McHenry County Board. At the public hearing with the Zoning Board of Appeals a time limit will be established in which the operator will complete the mining of the parcel. If mining is not completed at the agreed time the operator will be required to request a renewal of the Conditional Use through the Zoning Board or cease operation. The maximum allowable time limit will be ten (10) years. The Enforcement Officer will be responsible for monitoring the operation throughout the life of the operation and Conditional Use.

#### **508.8 RENEWAL OF A CONDITIONAL USE**

A renewal of a Conditional Use under this Section shall be for a period of time not more than ten (10) years.

1. A request to renew a Conditional Use that involves acreage or equipment in addition to that allowed in the Original Conditional Use, shall be treated in the same manner as the initial application.
2. A request to renew a Conditional Use when no additional acreage or equipment will be brought into use shall be handled in the following manner:

If an owner/operator is not able to finish mining the acreage described in the Conditional Use Permit in the time specified, he shall apply to the Zoning Board of Appeals. A public hearing will be held. The maps required by this Ordinance for the initial hearing shall be revised, updated and resubmitted along with a statement of the current status of the mining reclamation. A new map describing conditions present on the site shall be furnished as described in "EXISTING CONDITIONS" of the Standards.

The applicant shall furnish the McHenry County Department of Planning and Development with a copy of the aforesaid maps, plans and other related exhibits for review of the revised or extended reclamation plan no less than thirty (30) days before the Zoning Board of Appeals hearing.

The Department of Planning and Development shall prepare a written report and oral statement on the revised or extended reclamation plan and enter it into evidence at the Zoning Board of Appeals hearing.

Any application for a renewal of a Conditional Use under Section 508 shall be filed with the Zoning Board of Appeals prior to one hundred twenty (120) days before the expiration date of the original Conditional Use or any renewal thereof. A failure to file a request for renewal within the required time designated in this Section 508.8 shall result in a required cessation of mining and sale of product upon the expiration of the Conditional Use.

## **508.13 OPERATIONS AND RECLAMATION REQUIREMENTS**

The operation and reclamation of extractive product areas shall be in accordance with the following conditions:

1. Existing trees, shrubs and other types of woody vegetation along road frontages shall be protected and maintained. Weeds and other unsightly noxious vegetation shall be cut or trimmed as may be necessary to present a reasonably neat appearance, to prevent grass fires or the hazard of grass fires.
2. No extraction operations shall be conducted in such a manner that the groundwater table of surrounding properties is harmfully lowered. Water pumped from the site for the purpose of washing shall be retained in a pond until the silt and clay settles and then the water shall be recycled in the area affected. Groundwater quality shall be monitored and maintained on a regular basis in accordance with acceptable monitoring practices. Groundwater monitoring parameters are established and periodically updated by the McHenry County Board of Health in the manual entitled "The Manual for Groundwater Monitoring and Protection at Earth Material Extraction Sites". Results of the monitoring shall be made available to the Enforcement Officer as required.
3. If the subject areas shall front on a township road which is used for access to the site, the owner/operator shall, coincidental with commencement of operations, bring that township road up to the paving standards defined for industrial roads in the Schedule of Minimum Design Requirements for Subdivision Roads in McHenry County, from the entrance to the subject area to the nearest Federal, State or County road used by the operator. The owner/operator shall repair any section of road damaged as a result of gravel hauling operations, but shall not be responsible for the normal wear and tear of the road. This provision shall not be construed to require the operator to purchase additional right-of-way.
4. All operations shall be conducted in a safe manner, especially with respect to hazards to persons, damage to adjacent lands or improvements and wells, and damage to any street by slides, sinking or collapse of supporting soil adjacent to an excavation.
5. The following apply to mining conditions only - not to reclamation conditions:
  - A. Surface mining operations that remove and do not replace the lateral support shall not approach property lines, established right-of-way lines of any public roads, streets or highways closer than a distance equal to thirty (30) feet unless a lesser distance is mutually agreed to by the operator and adjacent property owner and submitted in writing;

Committee. The change shall preserve as substantially as possible the original Reclamation Plan, but shall also provide for the previously unknown variables.

#### 508.12 FINISHED CONDITIONS

The finished conditions of all land affected by surface mining shall:

1. Be graded to a rolling topography traversable by machines necessary for maintenance in accordance with planned use, with slopes having no more than 15% grade. In the case of those lands to be reclaimed in accordance with the filed plan for forest plantations, recreation or wildlife, the final cut spoil, the outside slope of the box cut spoil, the outside slopes of all overburden deposition areas and the side slopes of haulage road inclines shall not exceed 30% grade; but such slopes need not be reduced to less than the original grade of the overburden of the area prior to mining;
2. Be designed to control conditions that could cause erosion on site or on surrounding properties;
3. Be designed to eliminate large undrained depressions other than artificial lakes, or depressions designed specifically for erosion control;
4. Be designed so that any surface drainage from the property shall leave the property at the original, natural drainage points. If this is not possible, the drainage plans must be reviewed by the Department of Planning and Development as part of the overall submission. *Drainage volume shall not be increased over what it would have been if the site was left in its former use and water conservation practices were applied.* The finished condition must meet the McHenry County Standards for stormwater retention-detention contained within the McHenry County Subdivision Ordinance;
5. Be covered with arable topsoil to a minimum depth of six (6) inches, and shall have a minimum of ten (10%) percent organic material except that no greater depth of topsoil or percentage of organic material shall be required than that originally existing on the property prior to commencement of operations;
6. Be successfully planted (after replacement of the topsoil) with trees, shrubs, legumes, grasses or ground cover in accordance with the reclamation plan in order to avoid erosion; numbers and sizes of plantings should be included in the overall submission;
7. Whenever production and/or processing on any property shall have been completed, then all processing plants, buildings (other than those shown on the Reclamation Plan), structures (except fences) and equipment shall be entirely removed from the property within one (1) year after completion.

#### **508.14 ENFORCEMENT**

The Enforcement Officer, in conjunction with other appropriate departments, shall annually review each surface mining Conditional Use. In addition to the reclamation plan/map; the owner/operator shall provide the Department of Planning and Development with an annual aerial photo of his total operation, enlarged to a scale of one (1) inch equals one hundred (100) feet or other scale that would adequately display the property affected on a thirty (30) inch square format. All aerial photos shall meet the Department of Planning and Development standards. The first photo shall be taken during the first year in operation and subsequent photos shall be taken in the same month of the following years. Each year's photo shall be presented at the same scale for the purpose of comparison. Photos shall be submitted prior to the issuance of the annual operating permit.

The Enforcement Officer, in conjunction with the Department of Planning and Development, shall prepare a report and submit it to the Planning and Development Committee for their review. If it is determined that the operator is not in compliance with this Ordinance, the Bonding Requirements, the simultaneous operation and reclamation statement or the reclamation plan/map, the Enforcement Officer shall issue a stop work order on all operations other than reclamation work needed to bring the operation into compliance.

Every three (3) years, at the time of the annual review, bonding, release of bond and re-bonding shall be checked as specified in the section on Bonds. In addition, the operator shall provide the Enforcement Officer with a topographic survey with two (2) foot contours, at the same scale as the aerial photo, said topographic survey to show the status of existing conditions on the subject site.

Before release of a bond, an on site inspection of the acreage reclaimed shall be made by the Enforcement Officer in conjunction with other appropriate departments to check for compliance with the Reclamation Plan and any additional conditions of the Conditional Use. A random count procedure shall be used to check seeding, plantings and depth of topsoil.

#### **509 FAIRGROUNDS, EXPOSITION GROUNDS, SPORTS CENTERS, SUMMER THEATERS AND AMPHITHEATERS**

##### **509.1 APPLICATION**

An application for a Conditional Use Permit to establish one of these uses shall be accompanied by the basic information required in Section 502.



- B. The bottom of the slope of the mined face of the excavation shall not be closer to the point determined per "A" above, than a distance equal to one and one-half (1 1/2) times the depth of the excavation;
  - C. If consolidated materials occur in the mined face, the slope of the face may be steeper than 1 1/2 to 1 slope per "B" above for the depth (s) of those materials, however all other mined slopes of unconsolidated materials shall be no steeper than those per "B" above;
  - D. In the case that the right-of-way has not been recently surveyed by a registered land surveyor and clearly marked, the right-of-way line shall be assumed to be, for the purpose of this Section, a minimum of forty (40) feet from the center line of the existing road.
- 6. All active operations shall be contained by an earthen berm of not less than six (6) feet in height and/or a farm fence of not less than fifty-four (54) inches in height, of such a design so as to allow the free flow of wild animals, but to discourage trespass by humans and farm animals. Berms that will remain in place for one (1) year or longer shall be planted with grass, shrubs and trees and maintained as a visual and acoustical screen. They shall be designed so that they do not erode into the road or highway right-of-way or onto the adjoining property.
  - 7. The processing and stockpiling of sand and gravel shall not be conducted within three hundred (300) feet of any adjoining residentially zoned property line.
  - 8. The hours of operation for all activities other than maintenance functions shall be from five (5) o'clock a.m. to nine (9) o'clock p.m. from April 1st until October 31st. The rest of the year the hours of operation shall be restricted to six (6) o'clock a.m. to six (6) o'clock p.m.
  - 9. Operations shall be conducted so that noise levels and air and water standards comply with Federal and State standards.
  - 10. Access ways and on-site roads shall be maintained in a dust-free condition either by oiling or by spraying with calcium chloride or other products of like effect.
  - 11. The premises shall be neat and orderly, free from junk, trash or unnecessary debris. Buildings shall be maintained in a sound condition, in good repair and appearance. Salvageable equipment stored in a non-operating condition shall be suitably screened or garaged.
  - 12. Enough topsoil must be stockpiled to meet the finished conditions of number five (5) in the Reclamation Regulations above.

## **511 GAME BREEDING AND SHOOTING PRESERVE AREAS**

### **511.1 APPLICATION**

In the case of an application for a Conditional Use Permit to establish or operate a Game Breeding and Shooting Preserve Area, the basic information required in Section 502 shall be modified to the following extent:

1. A letter from the Illinois Department of Conservation is required, stating that the proposed area meets the requirements of that Department for the establishment of a Game Breeding and Shooting Preserve Area.

### **511.2 REQUIREMENTS**

Game Breeding and Shooting Preserve Areas shall be operated in accordance with the following requirements:

1. Discharge of any shot gun used to take game on a preserve area, must fall within the limits of the preserve area unless written permission is obtained from surrounding landowners.
2. The area shall comply with all requirements established by the State of Illinois relating to Game Breeding and Shooting Preserve Areas. (520 ILCS 5/3.27 Through 5/3.35)
3. All State and/or Federal permits required shall be obtained prior to the issuance of a Conditional Use Permit.

## **512 HALFWAY HOUSES, HOSPICES AND EMERGENCY SHELTERS NOT MEETING LICENSING OR SPACING REQUIREMENTS**

### **512.1 APPLICATION**

In the case of an application for a Conditional Use Permit to establish one or more of these facilities, the information and procedures required in Section 502 shall be met and accompanied by the following:

1. When submitted, the application shall also include the following:
  - A. A statement of the exact nature of the facility planned.
  - B. The qualifications of the organization or individuals which will operate the facility.
  - C. The type and number of personnel who will be involved in the daily operation of the facility.

## **509.2 REQUIREMENTS**

The design and operation of one of these facilities shall be governed by the following requirements:

1. The facility shall meet all applicable requirements of the McHenry County Department of Health.
2. The site shall contain at least twenty (20) acres and shall have direct access to a State maintained route, County maintained route, or Township maintained route, if such township route is brought up to County standards.
3. All yards shall be at least fifty (50) feet from the boundary line of the Property In Question (P.I.Q.) on the sides, rear and front.
4. Adequate vacant area must be available on the site to provide sufficient parking space to handle all anticipated crowds.
5. Accessory uses consistent with the operations of the grounds shall be permitted to the extent that they do not constitute a general retail sales outlet.

## **510 FLOODPLAIN OVERLAY DISTRICT USES**

### **510.1 APPLICATION**

In addition to the basic information required in Section 502, an application for a Conditional Use Permit under the Floodplain Requirements shall be accompanied by additional information and exhibits specified under the "Permit Procedure" for Floodplain Regulations in Article Four.

A duplicate application shall be submitted to the McHenry County Department of Planning and Development as required under the Floodplain Regulations Section noted above at the time of application.

### **510.2 REQUIREMENTS**

All uses which are classified as Conditional Uses under the Floodplain Regulations of this Ordinance shall be governed by the applicable requirements contained within that Section.

2. In the case of a health-related facility which requires a State certificate of need, the proposed facility shall be reviewed by the local Health Systems Agency, and a copy of their report shall be attached to the application.
3. In the case of a facility related to mental health, including but not limited to those involved in developmental disabilities, mental retardation, drug abuse or alcohol rehabilitation, the proposed facility shall be reviewed by the local Mental Health Board. A copy of their report shall be attached to the application.

## **513.2 REQUIREMENTS**

The design and operation of the aforementioned facilities shall be governed by the following requirements:

1. All facilities shall obtain and maintain any State, Federal or local licenses required for their operation. Failure to maintain such licensure may result in a revocation of the Conditional Use.
2. All facilities shall meet the off-street parking requirements of Article IV.
3. Homes, Institutions and Specialized Care Facilities shall conform as much as possible to the type and outward appearance of the residences in the area in which they are located. This provision shall in no way restrict the installation of any ramp or other special features required to serve handicapped residents.
4. Any residential care facility which has residents who may require medical consultation shall have provisions for obtaining the medical consultation whenever necessary. This provision shall in no way require constant, in-house medical care.

## **514 HOSPITALS**

### **514.1 APPLICATIONS**

In the case of an application for a Conditional Use Permit to establish or operate a hospital, the information and procedures required in Section 502 shall be met and accompanied by the following:

1. The proposed hospital shall be reviewed by the local Health Systems Agency. A copy of their report shall be attached to the application.
2. The application shall be accompanied by any permits required by the State of Illinois for the construction of a hospital, or evidence that the needed permits will be issued pending the granting of proper zoning.

2. In the case of halfway houses, including but not limited to, those involved with drug abuse, alcohol rehabilitation and prison pre-parolees, the proposed facility shall be reviewed by the local Mental Health Board. A copy of their report shall be attached to the application.

## **512.2 REQUIREMENTS**

The design and operation of group homes, halfway houses, hospices, and emergency shelters where licensing is not required or spacing requirements cannot be met shall be governed by the following requirements:

1. Adequate utilities, access roads, drainage and other necessary facilities must be provided.
2. Ingress and egress shall be designated so as to minimize traffic congestion and hazard on the public streets.
3. The location of the group home, halfway house, hospice or emergency shelter shall not have an adverse impact on the residents in nearby uses of a similar or identical nature, nor on the character of the area in general.

## **513 HOMES, INSTITUTIONS AND SPECIALIZED CARE FACILITIES**

### **513.1 APPLICATION**

In the case of an application for a Conditional Use Permit to establish or operate one of the above facilities, the information and procedures required in Section 502 shall be met and accompanied by the following:

1. When submitted, the application shall also include the following:
  - A. A statement of the exact nature of the facility planned.
  - B. The qualifications of the organization which will operate the facility.
  - C. The type and number of personnel who will be involved in the daily operation of the facility.
  - D. Evidence that the facility will be able to obtain all of the Federal, State and local licenses and certification of accreditation needed for the type of use being proposed.

4. All new landscape waste composting sites shall be located on a site containing at least ten (10) acres.
5. The site shall utilize both screening per Section 308 and acoustical shielding as prescribed by the Enforcement Officer to minimize any visual or noise impacts generated by the operation.
6. The operation shall have management procedures for collection, containment and disposal of non-compostable wastes received at the facility.
7. Operation personnel shall be present on site during all hours when the facility is open for the receipt of landscape waste.
8. The hours during which landscape waste may be accepted shall be 7:00 a.m. to 3:00 p.m. Monday through Saturday. Processing operations will cease at 5:00 p.m. daily with each day's receipts processed and placed in windrows.

The ZONING BOARD OF APPEALS may wish to consider conditions relating to site ingress and egress.

## 516 KENNELS, COMMERCIAL AND PRIVATE

### 516.1 APPLICATIONS

In the case of an application for a Conditional Use Permit to establish or operate a Commercial or Private Kennel, the information required in Section 502 shall be modified to the following extent:

1. The map required in Section 502 shall be modified to show the surrounding areas within one-quarter (1/4) mile of the site.
2. The plan of the site required in Section 502 shall also show any existing or proposed plantings and landscape features which may serve as noise buffering and visual screening elements.
3. A report from the McHenry County Department of Health is required, certifying that the proposed location and operation will not create a public hazard or in any way cause pollution of any surface or groundwater supply and that the owner and/or operator complies with the McHenry County Public Health Ordinance.

## **514.2 REQUIREMENTS**

The design and operation of a hospital shall be governed by the following requirements:

1. The facility shall meet all standards set by the State of Illinois which cover the design and operation of hospitals.
2. The hospital shall obtain and maintain any licenses required for its operation. Failure to maintain such licensure may result in a revocation of the Conditional Use.
3. The facility shall comply with the off-street parking requirements of this Ordinance.

## **515 LANDSCAPE WASTE COMPOSTING FACILITY**

### **515.1 APPLICATION**

All applications for a Conditional Use Permit shall be accompanied by the following:

1. A copy of the landscape waste composting permit application submitted to the Illinois Environmental Protection Agency (IEPA), or written evidence stating that the permit is not required from the IEPA.
2. If applicable, a copy of the McHenry County Health Department's written review and comments made on the IEPA permit application. Additionally, any other written review comments submitted to the IEPA during the public comment period by other Departments of the County.

### **515.2 REQUIREMENTS AND POSSIBLE CONDITIONS**

The design and operation of landscape waste composting facilities shall be governed by the following:

1. The operation of a landscape waste composting facility shall not be permitted unless all permits required by the Illinois Environmental Protection Agency have been obtained.
2. Any composting area shall be located a minimum of 660 feet from the lot line of a lot or parcel where a residence exists or, if no such structure exists, from the lot line of any property zoned Residential, Estate, or "A-2" Agriculture District.
3. The composting area of the facility shall include a setback of at least 200 feet from the nearest potable water supply well.

## **517.2 REQUIREMENTS**

The establishment of migrant agricultural labor housing shall be governed by the following requirements:

1. All facilities shall obtain and maintain any State, Federal or local licenses required for their operation. Failure to maintain such license may result in a revocation of the Conditional Use Permit;
2. All facilities shall meet the requirements of the off-street parking section of Article IV of this Ordinance;
3. All facilities shall be compatible with the type and outward appearance of the residences in the area in which they are located;
4. Adequate solid waste containers shall be provided to maintain a clean appearance;
5. All buildings and/or structures will be maintained in good repair;
6. The operation of the facility(s) will be in accordance with the McHenry County Health Ordinance.

## **518 MOBILE HOME PARKS**

### **518.1 APPLICATION**

In the case of an application for a Conditional Use Permit to develop a Mobile Home Park, the information and procedures required in Section 502 shall be met and modified to the following extent:

1. Before submitting an application for a Mobile Home Park, an applicant should confer with the McHenry County Staff Plat Review Committee to obtain information and guidance before entering into building commitments or incurring substantial expense in the preparation of plans, surveys and other data.
2. The map required in Section 502 shall be met and modified to show the surrounding area within one-quarter (1/4) mile of the proposed site.

### **518.2 REQUIREMENTS**

The design and operation of Mobile Home Parks shall be governed by the following requirements:



## 516.2 REQUIREMENTS

The design and operation of commercial kennels and private kennels subject to this Article shall be governed by the following:

1. The owner and/or operator shall meet all applicable requirements of the McHenry County Public Health Ordinance as required above.
2. The owner and/or operator shall meet all applicable requirements of the McHenry County Building Codes.
3. The main kennel building used to house the animals shall be insulated in such a manner that animal noises are minimized.
4. Exercise yards, when provided for training or exercising, shall be restricted to use during daylight hours.

In addition thereto, commercial kennels shall be governed by the following standards:

1. The owner and/or operator or a responsible person shall be present at all times.
2. All points on the perimeter of the kennel structure shall be at least one hundred (100) feet from the nearest boundary line of the parcel on which the structure is located.

## 517 MIGRANT AGRICULTURAL LABOR HOUSING

### 517.1 APPLICATION

In the case of an application for a Conditional Use Permit to establish migrant agricultural labor housing, the information and procedures required in Section 502 shall be met and accompanied by the following:

1. The type of building proposed.
2. The type of sewage disposal system proposed.
3. The number of inhabitants to be housed in the facility.
4. The type of business conducted on the property in question.
5. The time period of occupancy.

C. Ranges for rifles more powerful than .22 long rifle.

Backstop - at least three-hundred (300) feet from the firing line.

Lateral - not closer than thirty (30) feet from the firing line.

3. The range shall be located on a site where an uninhabited downrange safety area is available. The required length of the safety area shall be as follows:

A. Shotgun Ranges - 1500 feet, provided that shot size is limited to #4 or smaller.

B. Ranges for handguns and rifles not more powerful than .22 long rifle -- 7000 feet.

C. Ranges for rifles more powerful than .22 long rifle -- 13,500 feet.

The safety area shall conform to National Rifle Association standards for the shape and width. The safety area shall have signs posted at intervals warning of the potential danger from stray bullets. If a street or road passes through the safety area, both right-of-way lines shall be posted.

NOTE: The downrange safety area requirement for handgun and rifle ranges may be waived if the firing line is provided with overhead baffling meeting the standards of the National Rifle Association.

4. The range shall be provided with bathroom facilities.
5. A sign shall be constructed on the range site listing allowable types of firearms, and stating the rules of operation of the range.
6. At least one range supervisor shall be present at all times when firing is taking place. The supervisor shall be certified by the National Rifle Association for the type of shooting he is supervising, and shall know and enforce all range rules.
7. At least one range flag shall be flown whenever firing is taking place. The flag pole shall be at least eighteen (18) feet high, and the flag shall be bright red, forty (40) inches long, twenty (20) inches wide at the pole and six (6) inches wide at the free end.
8. Everyone on the firing line shall be required to have hearing protection and to be wearing safety glasses.
9. The outdoor shooting range shall be covered by accident and liability insurance.

1. The facility shall comply with all requirements of the McHenry County Health Department and the State of Illinois applicable to this type of use.
2. The facility shall meet all requirements of the McHenry County "Trailer Park and Motel Control Law" as passed by the McHenry County Board on July 9, 1957 and amended from time to time. (See Appendix)
3. The facility shall meet all requirements of the McHenry County Subdivision Ordinance, if applicable.

## **519 OUTDOOR SHOOTING RANGES**

### **519.1 APPLICATION**

In the case of an application for a Conditional Use Permit to establish an Outdoor Shooting Range, the basic information required in Section 502 shall be met and modified to the following extent: The map required shall include any part of the downrange safety area, discussed below, which extends beyond one-half (1/2) mile from the site.

### **519.2 REQUIREMENTS**

The design and operation of an Outdoor Shooting Range shall be governed by the following requirements:

1. The layout of all handgun, rifle, shotgun, trap and skeet ranges shall conform to National Rifle Association standards with regard to layout and dimensions. The range proper shall be fenced in a manner so as to prohibit entrance onto the property by members of the public, and shall have signs posted at one-hundred (100) foot intervals warning members of the public of the danger.
2. Ranges designed for the use of handguns and rifles shall provide berms at least twenty (20) feet high and six (6) feet thick at the top, made of soft earth or other material that is unlikely to cause ricochets, and containing no large rocks. Berms shall be located as follows:
  - A. Shotgun Ranges: No berms required.
  - B. Ranges for handguns and rifles not more powerful than .22 long rifle.

Backstop - at least one-hundred fifty (150) feet from the firing line.

Lateral - not closer than thirty (30) feet from the firing line.

## **521.2 REQUIREMENTS**

The design and operation of a Salvage Yard shall be governed by the following requirements:

1. The Salvage Yard shall be completely enclosed by a solid wooden fence, or a similar fence of other opaque material, at least eight (8) feet in height, with openings only for ingress and egress. The fence shall comply with the following setback requirements:
  - A. Where a street right-of-way has been dedicated, the fence may be placed on the right-of-way line.
  - B. Where a right-of-way has not been dedicated, the fence shall be at least forty (40) feet from the centerline of the street or road.
2. No storage of any kind shall be allowed outside the fence required in item #1 above.
3. The Salvage Yard shall meet all requirements of the McHenry County Health Department applicable to this type of use.

## **522 THEATERS, DRIVE-IN MOVIE**

### **522.1 APPLICATION**

An application for a Conditional Use Permit to establish or operate a Drive-In Movie Theater shall be accompanied by the basic information required in Section 502.

### **522.2 REQUIREMENTS**

The design and operation of Drive-In Movie Theaters shall be governed by the following requirements:

1. The site shall contain at least five (5) acres.
2. The site shall have direct access to a major street.
3. All structures, viewing areas and seating areas shall be set back at least one hundred (100) feet from any street or boundary line.
4. All parking areas and access ways shall be adequately lighted, provided however, that such lighting shall be shielded to prevent glare or reflection onto neighboring properties or public streets.

## **520 PUBLIC SAFETY TRAINING AREAS**

### **520.1 APPLICATION**

In the case of application for a Conditional Use Permit to establish a Public Safety Training Area, the basic information required in Section 502 shall be met and modified to the following extent: the map required in that section shall be modified to show the surrounding area within one-half (1/2) mile of the site. The map shall also include any part of the downrange safety area, discussed below, which extends beyond one-half (1/2) mile from the site.

### **520.2 REQUIREMENTS**

The design and operation of a public safety training area shall be governed by the following requirements:

1. The areas proper shall be fenced in a manner so as to prohibit entrance onto the property by members of the public and shall have signs posted at one-hundred (100) foot intervals warning potential intruders of the danger.
2. Areas designed for the use of small arms and the occasional use of automatic weapons, high-powered weapons and tear gas projectiles shall be provided with berms as are necessary to insure the safety and serenity of the surrounding area. Applicants will be required to present evidence of adequate sound and projectile baffling at the time of hearing. Baffling is herein defined to include earthen, sand and man-made berms.
3. Areas shall be located on a site where a reasonable downrange safety distance is available. Applicants will be required to present evidence of distance requirements at the time of hearing.
4. Areas designed for the execution of emergency and survival activities shall be located on a site of adequate size to accommodate said activities. Applicants will be required to present evidence of the nature of activities to be conducted on the site in question at the time of hearing. Applicants will also be required to present evidence of the protective measures to be employed at the site in question at time of hearing.

## **521 SALVAGE YARDS**

### **521.1 APPLICATION**

An application for a Conditional Use Permit to establish or operate a Salvage Yard shall be accompanied by the basic information required in Section 502.

## **524 UTILITY FACILITIES, NON-EXEMPT**

### **524.1 UTILITY EXEMPTION**

In accordance with the Statutes of the State of Illinois, nothing in this Ordinance shall impose restrictions on the type, or location of any poles, towers, wires, cables, conduits, vaults, laterals or any similar distributing equipment of a public utility.

### **524.2 APPLICATION**

In the case of an application for a Conditional Use Permit to construct and operate a non-exempt Utility Facility, the basic information required in Section 502 shall be met and modified to the following extent:

1. An application to construct and operate either water works or sewage treatment plants shall be accompanied by a report and recommendations from the McHenry County Health Department.
2. If a Conditional Use Permit is also required under the Soils Overlay Regulations in Article Four only one combined Conditional Use Permit will be required.

### **524.3 REQUIREMENTS AND POSSIBLE CONDITIONS**

The design and operation of a non-exempt Utility Facility shall be governed by the following requirements:

1. The facility shall comply with any recommendations from the McHenry County Health Department as to design and construction, type of treatment, source of water, standards for testing and sampling and standards for the quality of effluent which are contained in the report required above.
2. The required lot area and location for the facility shall be determined in relation to the nature of the proposed use, the intensity of such use, and the effects of such upon the environment.
3. The facility shall comply with any Federal, State or local standards which are applicable to the particular type of use.

If findings indicate that a hazard may result, or that interference with the development of or use and enjoyment of surrounding properties may ensue, fencing or screening with a densely planted hedge or other shielding material may be required in a manner consistent with such findings.

5. Off-street reservoir parking spaces for vehicles of patrons awaiting admission to or departing from any Drive-In Movie Theater shall be equal to ten (10) percent of the vehicle capacity of the theater.
6. The following accessory uses may be permitted as incidental to, and limited to patrons of the principal use:
  - A. Playground area
  - B. Refreshment stands or booths
7. The viewing surface of the theater screen shall not be visible from any existing or proposed street within one-quarter (1/4) mile of the property lines of the site under construction.

**523 TOWERS: COMMUNICATION, AMATEUR RADIO AND CITIZEN BAND, OVER 100 FEET IN HEIGHT**

**523.1 APPLICATION**

An application for a Conditional Use Permit to establish a tower shall be accompanied by the basic information required in Section 502.

**523.2 REQUIREMENTS**

1. Any tower the height of which exceeds the distance from such tower to the lot's or parcel's property lines shall be constructed to meet the requirements of applicable building codes.
2. All towers shall be equipped with an anti-climbing device or fence to prevent unauthorized access.
3. The plans of tower construction shall be certified by a registered structural engineer.
4. All towers must meet the standards of the FAA and FCC.
5. All buildings constructed shall be of such style and material that they are compatible with the area.
6. Landscaping of the site shall be required.

## ARTICLE SIX - NONCONFORMING USES, LOTS AND STRUCTURES

### 601 INTENT

Within the zoning districts established by this Ordinance, and/or general amendments thereto, there exist:

- Lots and Parcels
- Buildings and Structures
- Uses or Characteristics of Use

which lawfully existed prior to the adoption of this Ordinance or amendment thereto, but which do not presently conform to the regulations and restrictions of this Ordinance or zoning district in which they exist. It is the intent of this Article to provide for the regulation of these nonconformities and to specify the circumstances and conditions under which such nonconformities shall be permitted to continue.

### 602 GENERAL PROVISIONS

- 602.1 Non-conforming lots, parcels, buildings, structures and uses as defined in Article Two may be continued subject to the provisions of this Article. Such nonconformities shall be encouraged to convert to a conforming condition, where possible.
- 602.2 Nothing in this Ordinance shall be deemed to require any change in the plans, construction or designated use of any building or structure if a building permit for such building or other structure was lawfully issued prior to the effective date of this Ordinance and:
1. Actual construction pursuant to such permit was begun prior to the effective date of this Ordinance and has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent positions, or fastening in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun in preparation for rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that the work shall be carried on diligently.
  2. All health, well and septic requirements in effect at the time the permit was issued shall be met.



3. Normal maintenance and repairs shall be permitted to the extent allowed in the McHenry County Building Ordinance.
4. Nothing in this Section shall prohibit an addition to a residential building, provided that it meets the codes and shall not encroach upon any required yard as listed in Table Two.
5. Maintenance of septic systems in flood hazard areas shall be permitted to the extent of repair or replacement of tanks, fields and appurtenant parts essential for the functioning of the existing system and shall not include enlargement or upsizing of the septic system or field.

#### 605 NONCONFORMING USES

Any land, building or structure containing or being used for a nonconforming use, shall be subject to the following regulations:

1. If any building or structure being used for a nonconforming use is destroyed by any means to an extent of more than fifty (50) percent of the replacement cost of that portion of the principal and accessory buildings which are above the average ground elevation, such building or structure shall not be rebuilt or reoccupied for any use except in accordance with the zoning regulations of the zoning district in which it is located.

However, the following modification will be made for hooved animals providing for the rebuilding of structures (barn, shelters, etc.) after a calamity such as fire, tornado, etc. to allow for the non-conforming use of the land to continue. The rebuilding for its original use shall be allowed only to the extent of its original development.

2. Damage to an extent less than that of the above paragraph shall be repaired in a manner as nearly conforming as possible.
3. A nonconforming use shall not be enlarged; however, nothing herein shall be construed as prohibiting additions to any dwelling located in the Estate or Residential districts nor shall anything herein be construed as prohibiting the construction of a garage as an accessory use to any dwelling unit located in the Estate or Residential District. Nonconforming uses shall not be changed to another more intensive nonconforming type of use.
4. Industrial uses which are nonconforming by virtue of being located in a non-industrial zone shall be subject to the standards established by the Environmental Protection Agency.

#### **603 NONCONFORMING LOTS OR PARCELS OF RECORD**

A nonconforming recorded lot or parcel shall be subject to the following provisions:

1. In all zoning districts, the following activities shall be permitted subject to compliance with the requirements of this Ordinance, with the exception of those bulk requirements which cause the lot or parcel to be non-conforming:
  - A. Construction of new buildings.
  - B. Repair of existing buildings.
  - C. Reconstruction of existing buildings that have been destroyed.
2. Required yards and setbacks for single family dwellings and accessory uses shall be measured from the overhang and shall meet the minimum requirements from Table Two and Sections 305 and 306 with the following exceptions:
  - A. On interior lots or parcels, one side yard must be a minimum of ten (10) feet and the other must be ten percent (10%) of the width of the lot, but need not exceed ten (10) feet.
  - B. On a corner lot, the side yard abutting a street shall have a setback of twenty (20) feet, or the modified yard requirements found in Table Two of this Ordinance, whichever is greater.

#### **604 NONCONFORMING BUILDINGS AND STRUCTURES**

A nonconforming building or structure shall be subject to the following regulations:

1. If any nonconforming building or structure is destroyed by any means to an extent of more than fifty (50) percent of the replacement cost of that portion of the principal and accessory buildings which are above the average ground elevation, such building or structure shall not be rebuilt or reoccupied for any use except in accordance with the zoning district regulations of the zoning district in which it is located.

However, the following modification will be made for hooved animals providing for the rebuilding of structures (barns, shelters, etc.) after a calamity such as a fire, tornado, etc. to allow for the non-conforming use of the land to continue. The rebuilding for its original use shall be allowed only to the extent of its original development.

2. Damage to an extent less than that of the above paragraph shall be repaired in a manner as nearly conforming as possible.

## ARTICLE SEVEN - VARIATIONS

### 701 INTENT

In order to accomplish the general purpose of this Ordinance, consideration must be given to certain practical difficulties or hardships in carrying out the strict letter of regulations of this Ordinance. The purpose of the variation is to provide relief from such difficulties and hardships resulting from the bulk, setback, parking and loading requirements of this Ordinance. The term "variation" as used in this Ordinance, does not include a map or text amendment to this Ordinance nor does it include a Conditional Use.

### 702 AUTHORIZED VARIATIONS

Variations from the regulations of this Ordinance shall be reviewed and heard by the Zoning Board of Appeals and then decided by the County Board, and may be granted in the following instances:

1. To permit yard or setback less than the yard or setback required by the regulations of the applicable zoning district.
2. To increase the height of any structure or the lot coverage of any lot or parcel.
3. To permit the same off-street parking facility to qualify as the required parking facility for two (2) or more uses provided that the use of such parking facility by each user does not take place during the same hours of the same day of the week.
4. To permit required off-street parking facilities to be located off the lot of the use for which the space is provided.
5. To increase by not more than twenty-five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
6. To reduce the applicable off-street parking or loading facilities required by not more than one (1) parking space or loading space or twenty percent (20%) of the applicable regulations, whichever number is greater.
7. To vary the regulations of this Ordinance to allow innovative energy systems to be optimally placed within a site. The Department of Planning and Development and Health Department review and advisory recommendations are necessary in this instance.

5. Nonconforming uses may continue to exist until such time as the use is discontinued for a period of more than twelve (12) consecutive months. This shall constitute abandonment of the nonconforming use, except, in the following cases:

A. Where government action impedes access to the premises;

B. Where the property owner files notice of the suspension of such nonconforming use with the Zoning Enforcement Officer at least ten (10) days prior to suspension of the nonconforming use. Failure to file such notice shall be deemed as intent to abandon such nonconforming use.

In addition, the Zoning Board of Appeals may recommend that conditions or restrictions regarding the structure, its size, location or duration may be imposed upon the premises benefited by a variation as may be necessary to comply with the standards established in this subsection to reduce or minimize the effect of such variation on other property in the area and better carry out the general intent of this Ordinance.

8. To permit the exception from yard requirements for a zoning district when a lot of record or a zoning lot which, either as a conforming or nonconforming lot or zoning lot, is reduced in size by the acquisition of a portion of said lot, by negotiation or by condemnation, for highway purposes by the McHenry County Highway Department or the State Highway Department.
9. To permit the use of a lot or lots for a use otherwise prohibited solely because of the insufficient area or width frontage of the lot or parcel.

### **703 STANDARDS FOR VARIATIONS**

The regulations of this Ordinance shall not be varied by the McHenry County Board unless evidence presented to the Zoning Board of Appeals in each specific case, demonstrates:

1. The particular surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.
2. The conditions upon which the petition for a variation are based are unique to the property for which the variation is sought and are not applicable, generally to other property within the same zoning classification.
3. The purpose of the variation is not based exclusively upon a desire to increase the monetary gain realized from the property.
4. The alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the adjacent neighborhood.
7. That the granting of the variation requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings of the same district.

## ARTICLE EIGHT - ADMINISTRATION AND ENFORCEMENT

### 801 INTENT

It is the intent and purpose of this Article to identify certain officers and agencies which will be required to administer and enforce this Ordinance; to identify and define other County agencies, officers and officials with whom working relationships shall be required; to define the duties and responsibilities of said officers, officials and agencies; to set forth a procedural system for enforcing and amending this Ordinance; to establish guidelines for the interpretation of this Ordinance by County agencies and officers.

### 802 ORGANIZATION

#### 802.1 VESTED POWERS

The administration of this Ordinance is hereby vested in the County Board of McHenry County, Illinois, the Zoning Board of Appeals (ZBA), the County's Department of Planning & Development and its Code Enforcement Officer.

#### 802.2 DEPARTMENT OF PLANNING & DEVELOPMENT

Under the direction of the County Board, the Department of Planning and Development shall be responsible for the enforcement and interpretation of the Zoning Ordinance. More specifically, the Department shall:

1. Prepare reports for the Zoning Board of Appeals (ZBA) for all petitions for zoning amendments, variations and conditional uses. These reports, at a minimum, shall address consistency of a request with the land use plan, surrounding zoning and land uses. These reports shall also suggest to the ZBA areas of concern for investigation at the hearing, including possible conditions for a conditional use.
2. Subsequent to the close of a ZBA hearing on a conditional use, the Department shall, whenever practicable, prepare a list of conditions to be considered by the ZBA prior to its vote on the petition, including a time limit for the conditional use.
3. Maintain records for the ZBA.
4. The Department's Enforcement Officer shall have the following duties:
  - A. Issue all certificates of occupancy and make and maintain records thereof.
  - B. Issue and renew, where applicable, all temporary use permits in consultation with other interested official bodies, and make and maintain records thereof.

3. All meetings of the Zoning Board of Appeals shall be at the call of the Chairman, or in his/her absence the Vice Chairman or the Chairman Pro-Tem, and at such times as the Board may determine. All meetings of the Zoning Board of Appeals shall be in accordance with the Open Meetings Act.
4. The Zoning Board of Appeals shall have the authority to compel the attendance of witnesses at hearings and to administer oaths, and in furtherance of its duties shall:
  - A. File minutes of its proceedings and any written recommendations from the Health Department and the Department of Planning and Development, State's Attorney, Soil Conservation Service or other official bodies; show the vote of each member by name, upon every question, or if absent or failing to vote, indicate such fact; and keep records of its examinations and other official actions.
  - B. File in the Department of Planning and Development all rules and regulations and amendment or repeal thereof, and every order, requirement, decision or determination of said Board. These shall become public records.
  - C. Establish rules of procedure, and such other rules as it deems necessary for conducting hearings, not in conflict with the Statutes of the State of Illinois or this Ordinance, and make said procedures available to the public.
  - D. Hear appeals from the decisions of the Enforcement Officer.
  - E. Determine whether the necessary documents for conducting hearings for amendments, variations or conditional uses have been filed.
  - F. Hear and review petitions for variations from the provisions of this Ordinance with respect to particular cases involving undue hardships, make findings regarding the sufficiency of the supporting documents filed and testimony given relative to such variation and make recommendations to the County Board within ninety (90) days of the time of the hearing.
  - G. Hear and review applications for conditional uses and make findings regarding the sufficiency of the supporting documents filed and testimony given relative to such conditional use and make recommendations to the County Board within ninety (90) days of the time of the hearing.
  - H. Hear and review requests for amendments of the Zoning Ordinance, make findings regarding the sufficiency of the supporting documents filed and testimony given relative to such amendment and make recommendations to the County Board within ninety (90) days of the time of the hearing.



- C. Monitor for compliance, all Conditional Use Permits granted by the County Board under the provisions of Article Five and of this Article and make and maintain records thereof.
- D. Issue all sign permits in accordance with the McHenry County Sign Ordinance, and make and maintain records thereof.
- E. Conduct such inspections, field examinations, and research as are necessary to ensure compliance with all of the provisions of this Ordinance, and where there are violations initiate action to secure compliance. For purposes of making inspections, the Enforcement Officer and duly authorized representatives shall have the right to enter upon any property at reasonable times.
- F. Keep the zoning map and text up to date.
- G. Provide zoning information upon request.
- H. Perform such other duties as are assigned by this Ordinance.
- I. Issue all Building Permits.
- J. Interpret the provisions of this Ordinance for conformance; such interpretation to be appealable to the Zoning Board of Appeals.

### **802.3 McHENRY COUNTY ZONING BOARD OF APPEALS**

The McHenry County Board of Appeals heretofore established is hereby continued and shall be referred to as the "McHenry County Zoning Board of Appeals" (ZBA).

1. It shall be representative of the County and shall consist of seven (7) members. Each member shall reside in a different congressional survey township. Terms of office, vacancies, successors, appointments, etc. of the members of the Zoning Board of Appeals shall be in accordance with requirements of the Illinois Statutes at the time of the appointment, and they shall continue to serve in that capacity for the remainder of the terms to which they have been duly appointed. Said members shall be eligible for reappointment upon completion of their present terms providing they meet all of the requirements for appointment.
2. The Chairman of the Zoning Board of Appeals shall be appointed by the Chairman of the McHenry County Board from the members of the Zoning Board of Appeals with the advice and consent of the members of the County Board. The term of office of the Zoning Board of Appeals Chairman shall be two years. No Chairman of the Zoning Board of Appeals shall hold office for more than two (2) consecutive terms.

Applications will contain at a minimum, the nature of the request, a legal description, permanent parcel number and common description of the property, a statement of the present zoning of the subject property and surrounding properties, the current address of the petitioners, and a verification by the owners or their authorized agent attesting to the truth and correctness of all facts, statements and information presented. In addition, applications for zoning amendments, variations and conditional uses shall contain a survey of the property by a surveyor registered with the State of Illinois. The legal description in the survey must coincide with the legal description on the petition, legal notices and ordinance, when presented.

All Petitions shall be brought in the name of the record title owner, or the owner or owners of the beneficial interest, through their attorneys or authorized agents. If a contract purchaser or tenant shall be involved, either with or without a contingent right, the contract purchaser or tenant shall be revealed and become a second party to the Petition, but such contract purchaser or tenant may not file without the owner. Petitions may not contain alternative requests, such as one zoning classification and a second alternative classification.

If application is made by the trustee or beneficiary of any land trust for any zoning amendment, variation or conditional use, the application and notice shall identify each beneficiary of such land trust by name and address and define his interest therein. All such applications shall be verified by the applicant in the applicant's capacity as trustee or by the beneficiary(s) as a beneficial owner(s) of an interest in such land trust.

#### 804.2 PUBLIC HEARINGS AND NOTICE

A hearing shall be held on any proposed amendment, variation or conditional use in the County Courthouse. If the owner of any property affected by such proposed amendments, variations or conditional uses so requests, such hearings shall be held in the township affected. All requests for hearings in a township must be filed with the McHenry County Clerk and served upon the petitioner and the petitioner's attorney at least five (5) days before the scheduled date of the hearing. Any additional costs incurred as a result of changing the location of the hearing, including costs for renotification, shall be borne by the requester(s). Property located in two or more townships will be considered as existing in that township in which the major portion of the property is located.

The Petitioner shall present clear and convincing evidence to the Zoning Board of Appeals at the hearing with regard to the requested amendment, variation or conditional use that the standards required by this Ordinance have been met.

- I. Every Ordinance to be presented to the McHenry County Board subsequent to hearing and recommendation of the Zoning Board of Appeals shall first be submitted to the Department of Planning & Development and the Chairman of the Zoning Board of Appeals for review.

All documents filed with the Zoning Board of Appeals shall be available for public inspection and copying in accordance with the Illinois Freedom of Information Act as now or hereafter amended.

## **803 INTERPRETATION OF THIS ORDINANCE**

### **803.1 GENERAL PROVISIONS**

This Ordinance shall be interpreted strictly and in accordance with standards set forth in the following Section. The Enforcement Officer's decision shall be subject to appeal as provided in the sub-section of this Article, entitled Appeals.

### **803.2 STANDARDS**

Whenever any provision of this Ordinance overlaps, contradicts or covers the same subject matter as any other provision of this Ordinance or any other Ordinance, regulation, statute or rule, the more restrictive or higher standard shall control.

### **803.3 MINIMUM REQUIREMENTS**

In the interpretation and application of this Ordinance, the provisions shall be held to be minimum requirements for the promotion and protection of the public health, safety, morals, comfort and welfare.

## **804 GENERAL PROCEDURES**

### **804.1 APPLICATION**

Application for any zoning amendment, variation or conditional use shall be filed with the Zoning Board of Appeals using forms available from that Board. A hearing date for an amendment, variation or conditional use will be set by the Zoning Board of Appeals when all of the filing requirements of this Ordinance have been met. The Zoning Board of Appeals will not consider the sufficiency of the application and evidence until after a public hearing has been held and all parties have been given an opportunity to address such application, evidence and documents. After said hearing, the Zoning Board of Appeals shall make a finding as to the sufficiency of the application, evidence, documents and testimony and shall report this finding in its recommendation to the McHenry County Board.

- C. Whether petitioner or applicant is a corporation, and if a corporation, the correct names and addresses of all officers and directors, and of all stockholders and shareholders owning any interest in excess of twenty percent (20%) of all outstanding stock of such corporation.
  - D. Whether the petitioner or applicant or his principal, if other than applicant, is a business or entity doing business under an assumed name, and if so, the name and residence of all true and actual owners of such business or entity.
  - E. Whether the petitioner or applicant is a partnership, joint venture, syndicate or an unincorporated voluntary association, and if so, the names and addresses of all partners, joint venturers, syndicate members or members of the unincorporated voluntary association.
  - F. A statement of the present zoning on the parcel in question.
  - G. A brief statement of the proposed amendment, variation or conditional use.
  - H. The time, date and location of all hearings.
4. Notice To Adjoining Property Owners

The applicant for an amendment, variation or conditional use permit shall notify all adjoining property owners of the hearing date and location, nature of the request before the Zoning Board of Appeals and other pertinent information as specified in Section 804.2(3). Notification shall be provided to the person who last paid taxes on the property in accordance with the Treasurer's Office records. If said property designated in the petition is bounded by a public road or street, alley or any other public way such notice shall be sent to all of the most recent real estate taxpayers abutting the public road or street, alley or any other public way directly across from the subject property. Proof of notification shall be provided by the applicant to the Department of Planning and Development prior to the date of the hearing. Certified mail or some other method shall be used to send out notifications so that proof of notification may be established. Notification shall occur not less than fifteen (15) nor more than thirty (30) days prior to the date of the hearing.

5. Notice To Interested Official Bodies

The applicant for an amendment, variation or conditional use permit, shall notify the McHenry County Conservation District, all Villages and Municipalities within one-and-a-half miles of the property, all fire protection and school districts covering the property in question, including McHenry County College, and the road commissioners and supervisors for the townships in which the property is located. Proof of notification shall be provided by the applicant to the Department of Planning and Development prior to the date of the hearing. Certified mail or some other method

Requirements for noticing a public hearing before the Zoning Board of Appeals shall be met by the petitioner according to the following:

**1. Notice of Public Hearing by Zoning Poster**

Every parcel or block of parcels involved in a request for an amendment, variation or conditional use permit shall be posted with a zoning poster. Such posting shall be performed by the petitioner, and proof of posting will be required by filing an affidavit stating the time, date, and place of posting by the date of the hearing. Failure to file the required affidavit shall cause a delay in the scheduled hearing. Posters must be placed on the principal road frontage of the subject property at such intervals as are determined by the Chairman of the Zoning Board of Appeals. If the parcel or block of parcels have no principal road frontage, posters must be placed at such locations as are determined by the Chairman of the Zoning Board of Appeals. Zoning posters shall be provided by the Zoning Board of Appeals, and they shall be posted at least fifteen (15) consecutive days before each hearing and will be removed by the petitioner as soon as possible after the hearing.

**2. Notice Of Public Hearing - Publication Of**

Notice of the time and place of any public hearing required by this Ordinance for amendments, variation and conditional uses shall be published not less than fifteen (15) days and not more than thirty (30) days before such hearing in a newspaper of general circulation that is published in the township or road district affected by the proposed amendment, variation or conditional use, or if there is none such, in a newspaper of general circulation published in McHenry County. A Certificate of Publication shall be furnished to the Department of Planning and Development prior to the date of the hearing.

**3. Published Notice Of Public Hearing - Contents Required**

The notice shall contain:

- A. The particular location of the real estate for which the amendment, variation or conditional use is requested by legal description and street address and if no street address then by locating such real estate with reference to any well-known landmark, highway, road, thoroughfare or intersection; permanent property index number; and township name.
- B. Whether or not the petitioner or applicant is acting for himself or in the capacity of agent, alter ego, or representative of a principal and stating the name and address of the actual and true principal.

#### **804.5 ORDINANCE PREPARATION AND CONSIDERATIONS**

It shall be the obligation of the Petitioner or the Attorney for the petitioner to prepare a suitable Ordinance incorporating the findings and precise recommendation of the McHenry County Zoning Board of Appeals for submission to the McHenry County Board. All Ordinances that are to be considered by the County Board shall be submitted to the Department of Planning and Development within six months of the Zoning Board of Appeals vote and no less than 18 calendar days prior to the County Board Meeting during which the Ordinance is to be considered. A new hearing before the Zoning Board of Appeals will be required if an Ordinance has not been submitted within this six month time frame, unless an extension of time has been authorized by the County Board.

After a hearing and recommendation by the Zoning Board of Appeals, the County Board shall either approve or deny the Ordinance. As soon as possible after the Ordinance has been voted upon, the County Board shall notify the applicant of the decision by mail.

#### **804.6 INTERIM REQUIREMENT PRIOR TO RESUBMISSION OF A DENIED REQUEST**

A petition for an amendment, variation or conditional use, or a combination thereof, which shall have been denied by the McHenry County Board, shall not be brought before the Zoning Board of Appeals again, until one year shall have passed from the date of the first public hearing, unless the prayer of the petition shall request a substantially different amendment variation or conditional use.

#### **805 CONDITIONAL USE PERMIT**

##### **1. Application:**

The application for a Conditional Use Permit shall meet both the general requirements and the specific requirements as set forth in Article Five.

##### **2. Certification or Denial:**

After hearings by the Zoning Board of Appeals, the County Board shall either approve or deny the application, and where approved, shall establish the specific conditions under which the application is approved.

##### **3. Vote by County Board:**

No Conditional Use Permit shall be granted by the County Board except by simple majority.

shall be used to send out notifications so that proof of notification may be established. Notification shall occur not less than fifteen (15) nor more than thirty (30) days prior to the date of the hearing.

**6. Notice To McHenry County Soil And Water Conservation District**

Any person who petitions for a zoning amendment, variation or conditional use permit shall furnish a copy of such petition to the McHenry County Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than thirty (30) days from the time of receipt of the petition to issue its written opinion concerning the petition and submit the same to the Zoning Board of Appeals for consideration. No hearing may proceed unless a letter from the Soil and Water Conservation District is presented stating that a report has been applied for at least thirty (30) days prior to the hearing date.

**804.3 AMENDMENTS TO APPLICATIONS**

Amendments to any application for an amendment, variation or conditional use shall only be allowed upon approval of a Petition to Amend. The Petition to Amend shall be filed with and decided by the Zoning Board of Appeals if the hearing on the application has not yet been concluded. A hearing of the Zoning Board of Appeals will be considered to be "concluded" when the evidence has been presented and the hearing closed. It is not necessary for the Zoning Board of Appeals to have voted in order for a hearing to be considered closed.

If the hearing on the application has been concluded, the Petition to Amend the Application shall be filed with the County Clerk and decided upon by the McHenry County Board. If approved by the County Board, the Zoning Board of Appeals shall conduct a new hearing and consider only evidence pertaining to the Amendment. The petitioner shall be responsible for the payment of fees for this new hearing.

All Petitions to Amend are subject to the noticing provisions of Section 804.2.

**804.4 RESOURCES OF OTHER OFFICIAL BODIES**

The McHenry County Department of Planning and Development, McHenry County Highway Department, McHenry County Health Department and other interested official bodies shall provide such data as is required by the Zoning Board of Appeals or the McHenry County Board. Said data shall be made available by oral testimony and/or written memorandum at the time of a hearing or the continuation thereof, and shall likewise be subject to cross-examination of interested parties. Said data shall be used as a resource by the Zoning Board of Appeals for reaching a decision on a recommendation to the McHenry County Board on applications for amendments, variations and conditional use permits.

9. "Standards for Amendment" listed in this Section.
10. Traffic capacity information in accordance with the Transportation Plan for McHenry County.
11. Soil suitability for the proposed use. (This is to determine feasibility of the proposed use only. Actual development will require site specific testing.)

#### 807.2 STANDARDS FOR AMENDMENT

A proposed amendment shall be considered on its own merits. The applicant shall present clear and convincing evidence to establish the following criteria:

1. Text or Map Amendments - The following conditions shall be met for all amendments:
  - A. The proposed amendment shall not be detrimental to the orderly development of McHenry County.
  - B. The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of the community of McHenry County.
2. Map Amendments - In addition to the above criteria, the Zoning Board of Appeals shall also make findings on map amendments with respect to the following:
  - A. Whether the request is consistent with existing uses of property within the general area of the property in question.
  - B. Whether the request is consistent with the zoning classifications of property within the general area of the property in question.
  - C. The suitability of the property in question for the uses permitted under the existing zoning classification.
  - D. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the property in question was placed in its present zoning classification.
  - E. The length of time the property has been vacant as zoned, considered in the context of the land development in the area surrounding the subject property.
  - F. The extent to which the values of the property in question as well as adjacent property are diminished or enhanced by particular zoning restrictions.



## **806 VARIATIONS**

Variations may be granted only when in conformity with the "Authorized Variations" and "Standards for Variations" established in Article Seven. Upon receiving the recommendation of the Zoning Board of Appeals, the County Board shall either approve or deny the application, notifying the petitioner to that effect by mail. Any proposed variation which fails to receive the approval of the Zoning Board of Appeals shall not be passed except by the favorable vote of three-fourths (3/4) of all the members of the County Board. No variation that has been granted shall be valid for a period longer than twelve (12) months from the date of granting unless a building permit is obtained within that period and the erection or alteration of a building is started or the use is commenced.

## **807 AMENDMENTS**

This Ordinance may be amended from time to time as conditions warrant, subject to the "Standards for Amendments" listed in this Section. Amendments to rezone any property shall be instituted by the owner of the property, except that an appropriate governmental agency may institute any amendment to the Ordinance.

### **807.1 OFFICIAL REVIEWS AND REPORTS**

The Zoning Board of Appeals shall consider and make recommendations on proposed zoning amendments. The following factors shall be considered as a minimum by the Zoning Board of Appeals when a zoning amendment is proposed.

1. The testimony at the hearing.
2. The Soil and Water Conservation District report.
3. The McHenry County Land Use Plan.
4. Existing zoning of the parcel in question and the area within a one (1) mile radius of the parcel in question.
5. Location of the parcel in question.
6. Size of the parcel in question.
7. Natural amenities and resources of the parcel in question.
8. All other resources deemed relevant, and presented at the hearing for the proposed zoning amendment, by the Zoning Board of Appeals, including but not limited to: traffic impact study, school capacity and school transportation capacity study, and availability of police, fire and other related protection services.

## **807.5 TIME LIMIT AND NOTIFICATION**

All proposed amendments shall be decided by the County Board as soon as practicable after the public hearing and vote of the Zoning Board of Appeals. The applicant shall be notified in writing whether the amendment has been granted or denied.

## **808 APPEALS**

### **808.1 SCOPE OF APPEALS**

Any person aggrieved by any decision made with respect to this zoning ordinance by the Enforcement Officer or other officer of the County Department of Planning and Development may appeal to the Zoning Board of Appeals. Such appeal shall be taken within thirty (30) days of the decision being appealed, by filing with the Officer from whom the appeal is taken and with the Zoning Board of Appeals, a notice of appeal, specifying the grounds thereof. The Officer shall forthwith transmit to the Zoning Board of Appeals all the papers constituting the record upon which the action appealed from was taken.

### **808.2 PETITION FOR AN APPEAL**

A petition for an appeal shall contain the following information:

1. Name and address of the petitioner.
2. Location of property in question.
3. Copy of the Zoning Enforcement Officer's letter outlining the decision being appealed.
4. Identification of the ordinance provision(s) in dispute.
5. A description of the proposed use, including plot plan, if applicable.
6. Statement of the grounds for the appeal.

### **808.3 NOTICE OF HEARING**

The Zoning Board of Appeals shall fix a reasonable time for the hearing of the appeal. The appeals hearing shall be subject to the notice provisions contained in Sections 804.2, paragraphs 2, 3, and 4. At the hearing, any party may appear in person, by agent or by attorney. The Zoning Board of Appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as in its opinion ought to be made in the premises, and to that end shall have all the powers of the Officer.

### **808.4 STAY OF PROCEEDINGS**

An appeal stays all official proceedings unless the officer from which the appeal is taken provides the Zoning Board of Appeals with a statement stating that a stay of the proceedings would cause imminent peril to life or property.

### **807.3 APPROVAL OR DENIAL**

After hearing the proposed amendment(s), the Zoning Board of Appeals shall make a report to the County Board. No amendment shall be approved except by a majority vote of all the members of the County Board. In the following cases, no amendment shall be passed except by the favorable vote of three-fourth (3/4) of all the members of the County Board.

1. If a written protest against the proposed map amendment is filed with the County Clerk, on said proposed amendment, signed and acknowledged by:
  - A. The owner or owners of at least twenty percent (20%) of the land to be rezoned.
  - B. The owner or owners of land immediately touching or immediately across a street, alley or public right-of-way, from at least twenty percent (20%) of the perimeter of the land to be rezoned.
2. If the land affected by a proposed amendment lies within one and one-half (1 1/2) miles of the limits of a zoned municipality and an objection to the amendment is passed by the governing body of the zoned municipality and filed in writing with the County Clerk, prior to the County Board meeting when the County Board votes on said proposed amendment.
3. If written protests against the proposed text amendment are signed by five percent (5%) of the landowners of the county.
4. If a township plan commission objects to a text or map amendment affecting an unincorporated area of the township and the township board of trustees submits its written objection to the County Board within thirty days after the Zoning Board of Appeals hearing.

### **807.4 WRITTEN PROTESTS**

All written protests shall be served by the protester or protesters on the applicant for the proposed amendment and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed amendment. Copies of all protests and returns from service by certified mail shall be filed with the County Clerk no less than twenty four (24) hours before the County Board meeting at which the Board will vote on the proposed amendment. Failure to meet all of the requirements for filing and service of a protest shall render such protest invalid.

810.3 In any case where the conditions for a conditional use permit Ordinance are not being met based upon a report from the Zoning Enforcement Officer, the County Board may refer the matter to the Zoning Board of Appeals for a public hearing to consider revocation of said conditional use. A decision to either utilize or forego this revocation procedure shall not preclude in any way the County's ability to seek legal remedies through the court system.

810.4 Consideration of a revocation of a conditional use permit shall be based upon the following:

1. Whether or not the conditional use has not been established, or has been discontinued or violated.
2. Evidence as presented by or on behalf of the property owner of extenuating circumstances warranting continuation of the conditional use and whether said continuation would meet the standards for a conditional use from Article Five.

810.5 Any hearing undertaken by the Zoning Board of Appeals pursuant to this Section 810 shall be in accordance with the noticing requirements of Article Eight.

810.6 Subsequent to the public hearing, the Zoning Board of Appeals shall make a recommendation to the McHenry County Board, who shall have final authority in matters of revocation.

## 811 PENALTIES

### 811.1 FAILURE TO COMPLY

Failure to comply with any of the requirements of this Ordinance shall constitute a petty offense, and any person upon conviction thereof shall be fined not more than five hundred (\$500) dollars for each offense. Each week the violation continues shall be considered a separate offense.

The owner or tenant of any building, structure, premises, or part thereof, who commits, participates in, assists in or maintains such violations may be found guilty of a separate offense and subject to the above penalties.

The County may also take other lawful action as is necessary to prevent or remedy any violation.

## **808.5 DECISION OF THE ZONING BOARD OF APPEALS**

The Zoning Board of Appeals shall reach its decision within thirty (30) days from the date of the public hearing on the appeal. The concurring vote of five (5) members of the Zoning Board of Appeals shall be necessary to reverse any order, requirement, decision or determination of the Officer. The Zoning Board of Appeals shall maintain complete records of all appeal actions. Decisions shall be submitted to the applicant and the Officer.

## **808.6 APPEALS TO COURTS**

All final administrative decisions of the Zoning Board of Appeals are subject to judicial review pursuant to the provisions of the "Administrative Review Act", approved May 8, 1945, and all amendments and modifications thereof and the rules adopted pursuant thereto.

## **809 FEES**

Fees for all required permits described in this Ordinance, and fees required for the filing of appeals and petitions before the Zoning Board of Appeals shall be established by resolution by the County Board. There shall be no fees in the case of applications filed in the public interest by the McHenry County Board or members thereof, the Zoning Board of Appeals or any other County department or public governmental body. All fees shall be collected by the Zoning Board of Appeals, except building fees. No fees described herein shall be refundable.

## **810 OPTIONAL REVOCATION**

810.1 In the case of property zoned by the McHenry County Board but not used within five (5) years from the date of said zoning for a permitted principal use, or if the use of said property has been discontinued for a continuous period of five (5) years, the County Board may refer the matter to the Zoning Board of Appeals to consider the rezoning of said property to another classification. The standards used in consideration of the rezoning shall be the standards for an amendment from Section 807.2. In addition, the property owner may present evidence of extenuating circumstances which warrant continuation of the existing zoning.

810.2 In any case where a conditional use has not been established within three (3) years from the date of granting thereof or where a conditional use has been established and subsequently discontinued for a period of three (3) years, the County Board may refer the matter to the Zoning Board of Appeals to consider the revocation of said conditional use.

810.3 In any case where the conditions for a conditional use permit Ordinance are not being met based upon a report from the Zoning Enforcement Officer, the County Board may refer the matter to the Zoning Board of Appeals for a public hearing to consider revocation of said conditional use. A decision to either utilize or forego this revocation procedure shall not preclude in any way the County's ability to seek legal remedies through the court system.

810.4 Consideration of a revocation of a conditional use permit shall be based upon the following:

1. Whether or not the conditional use has not been established, or has been discontinued or violated.
2. Evidence as presented by or on behalf of the property owner of extenuating circumstances warranting continuation of the conditional use and whether said continuation would meet the standards for a conditional use from Article Five.

810.5 Any hearing undertaken by the Zoning Board of Appeals pursuant to this Section 810 shall be in accordance with the noticing requirements of Article Eight.

810.6 Subsequent to the public hearing, the Zoning Board of Appeals shall make a recommendation to the McHenry County Board, who shall have final authority in matters of revocation.

## 811 PENALTIES

### 811.1 FAILURE TO COMPLY

Failure to comply with any of the requirements of this Ordinance shall constitute a petty offense, and any person upon conviction thereof shall be fined not more than five hundred (\$500) dollars for each offense. Each week the violation continues shall be considered a separate offense.

The owner or tenant of any building, structure, premises, or part thereof, who commits, participates in, assists in or maintains such violations may be found guilty of a separate offense and subject to the above penalties.

The County may also take other lawful action as is necessary to prevent or remedy any violation.

## **811.2 VIOLATIONS**

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this Act or of any Ordinance, resolution or other regulation made under authority conferred thereby, the proper authorities of the County, or any person, the value or use of whose property is or may be affected by such violation, in addition to other remedies, may institute any appropriate action or proceedings in the circuit court to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land or to prevent any illegal act, conduct, business or use in or about such premises.

## **812 CORRUPT PRACTICES**

No individual, member of a governing body, member of a designated instrumentality of the State of Illinois or the County of McHenry shall knowingly participate in any decision pursuant to this Ordinance if he has any financial or personal interest in the outcome of such decisions. Any individual who offers, receives, contributes or requests any form of unauthorized consideration from or for any official act pursuant to this Ordinance is guilty of a corrupt practice. Any official who offers to expedite or influence a decision under this Ordinance in an unauthorized manner is guilty of a corrupt practice.

## ARTICLE NINE - MISCELLANEOUS PROVISIONS

### 901 SEVERABILITY

This Ordinance and any amendment hereto and the various parts, sections, subsections and clauses thereof, are hereby declared to be severable. If any part, sentence, paragraph, subsection, section or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance or amendment hereto shall not be affected thereby. If any part, sentence, paragraph, subsection, section or clause is adjudged unconstitutional or invalid as applied to a particular property, building or other structure, it is hereby provided that the application of such portion of the Ordinance to other property, buildings or structures shall not be affected hereby. Whenever any condition or limitation is included in an order authorizing any conditional use, variation, certificate of occupancy, site plan approval or designation of legal nonconformance, it shall be conclusively presumed that the authorizing officer of the body considered such condition or limitation necessary to carry out the spirit and purpose of this Ordinance or the requirements of some provision hereof, and to protect the public health, safety and welfare, and that the officer or board would not have granted the authorization to which the condition or limitation pertains except in the belief that the condition or limitation was lawful.

### 902 EFFECTIVE DATE

This Ordinance shall be in full force and effect after its enactment by the McHenry County Board in accordance with the provisions of law until repealed or amended by a subsequent McHenry County Board Ordinance or resolution or by a federal or state statute, regulation or rule.

### 903 REPEAL OF CONFLICTING ORDINANCE

All previously existing zoning regulations of McHenry County are hereby repealed and supplanted. The adoption of this Ordinance, however, shall not affect nor prevent any pending or future prosecution of, or action to abate, any existing violation of the McHenry County Zoning Ordinance, adopted on November 1, 1979, and subsequently amended, if the violation is also a violation of this Ordinance.



## **811.2 VIOLATIONS**

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this Act or of any Ordinance, resolution or other regulation made under authority conferred thereby, the proper authorities of the County, or any person, the value or use of whose property is or may be affected by such violation, in addition to other remedies, may institute any appropriate action or proceedings in the circuit court to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land or to prevent any illegal act, conduct, business or use in or about such premises.

## **812 CORRUPT PRACTICES**

No individual, member of a governing body, member of a designated instrumentality of the State of Illinois or the County of McHenry shall knowingly participate in any decision pursuant to this Ordinance if he has any financial or personal interest in the outcome of such decisions. Any individual who offers, receives, contributes or requests any form of unauthorized consideration from or for any official act pursuant to this Ordinance is guilty of a corrupt practice. Any official who offers to expedite or influence a decision under this Ordinance in an unauthorized manner is guilty of a corrupt practice.

## **APPENDIX**

**Yard and Building Illustrations**

**Road Classification Maps**

**Campground Ordinances\***

**Trailer Coach Park and Motel Control Ordinance\***

**Zoning Board of Appeals, Rules & Procedures\***

**\* As may be updated, from time to time.**

**In addition to the above listed items included in the Appendix, many other Ordinances and documents are used in conjunction with the Zoning Ordinance but not included in the Appendix such as but not limited to:**

**Building Ordinances**

**Health Ordinances**

**Junked Vehicle Ordinance**

**Liquor Control Ordinance**

**McHenry County Year 2010 Land Use Plan**

**Procedures and Standards Manual for Compliance with McHenry County Floodplain Regulations**

**School Site Dedication Ordinance**

**Subdivision Ordinance**

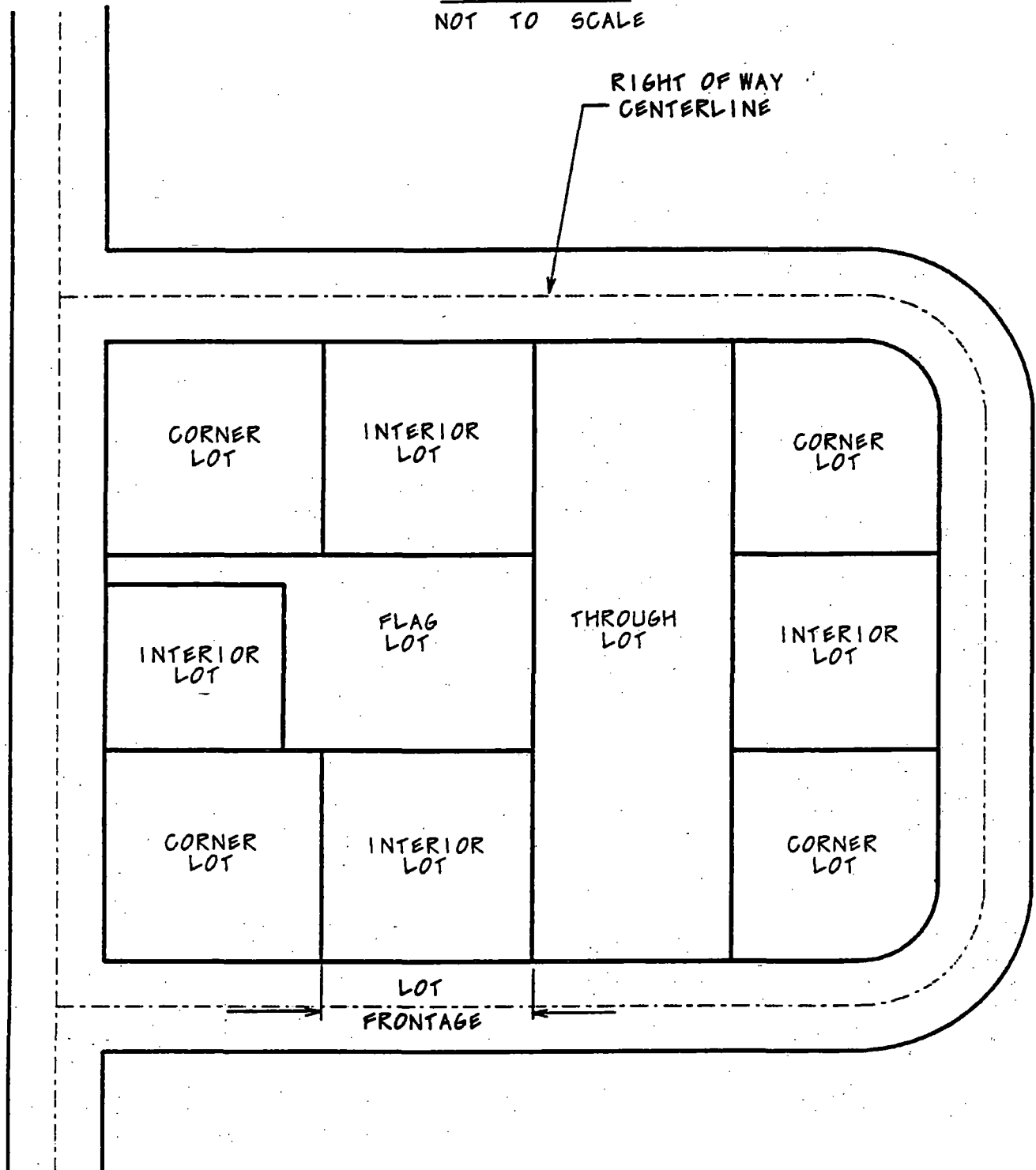
**904    RELATIONSHIP TO OTHER LAWS**

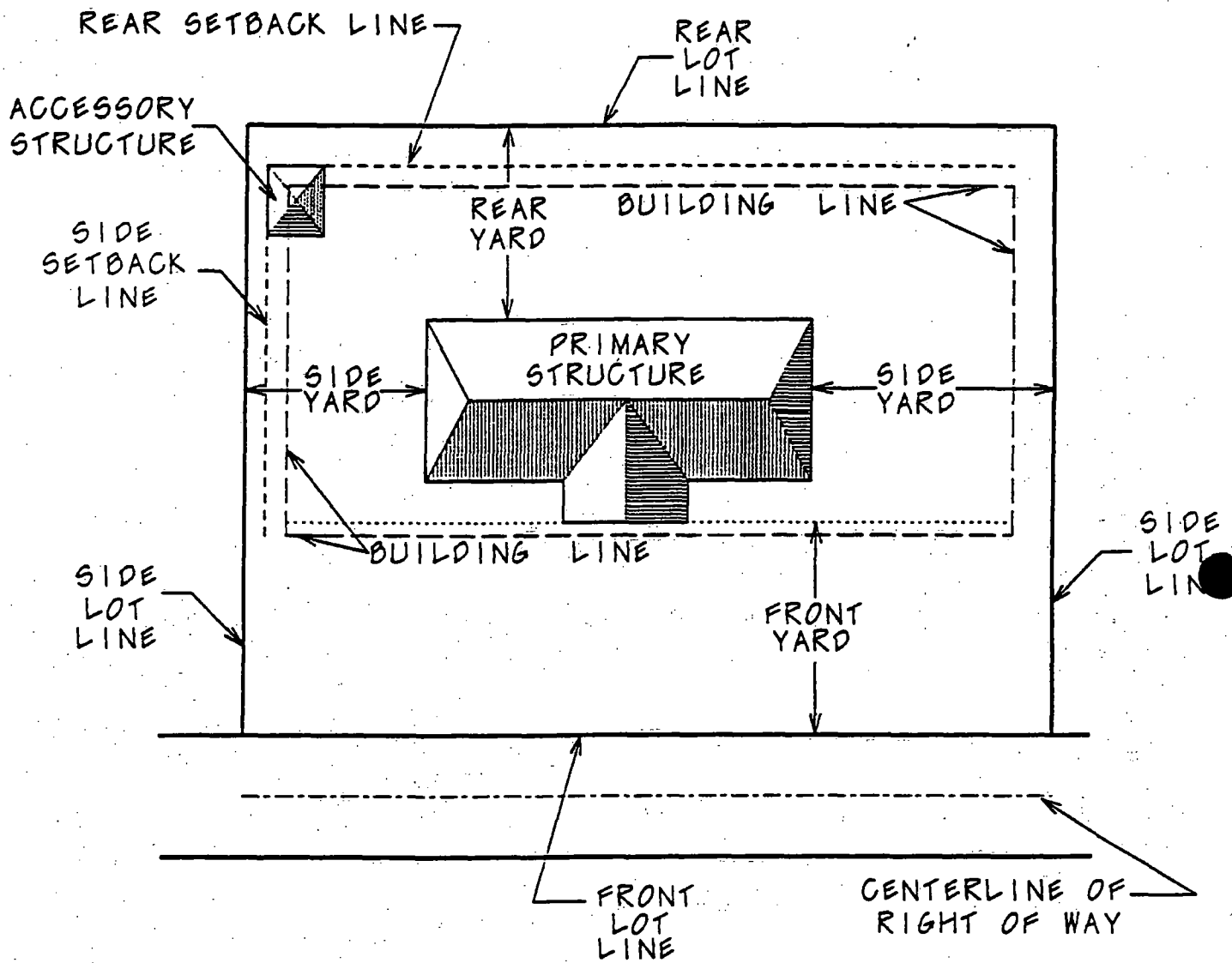
Whenever regulations or restrictions imposed by this Ordinance are either more or less restrictive than regulations or restrictions imposed by any governmental authority through legislation, rule or regulations, the regulations, rules or restrictions which are more restrictive or which impose higher standards or requirements shall govern. Regardless of any other provision of this Ordinance, no land shall be used and no structure erected or maintained in violation of any State or Federal pollution control or environmental protection law or regulation.

The County of McHenry shall fully comply with all applicable laws which prohibit discrimination on the basis of race, color, religion, sex, national origin, age, veteran or disability status.

# BLOCK

NOT TO SCALE





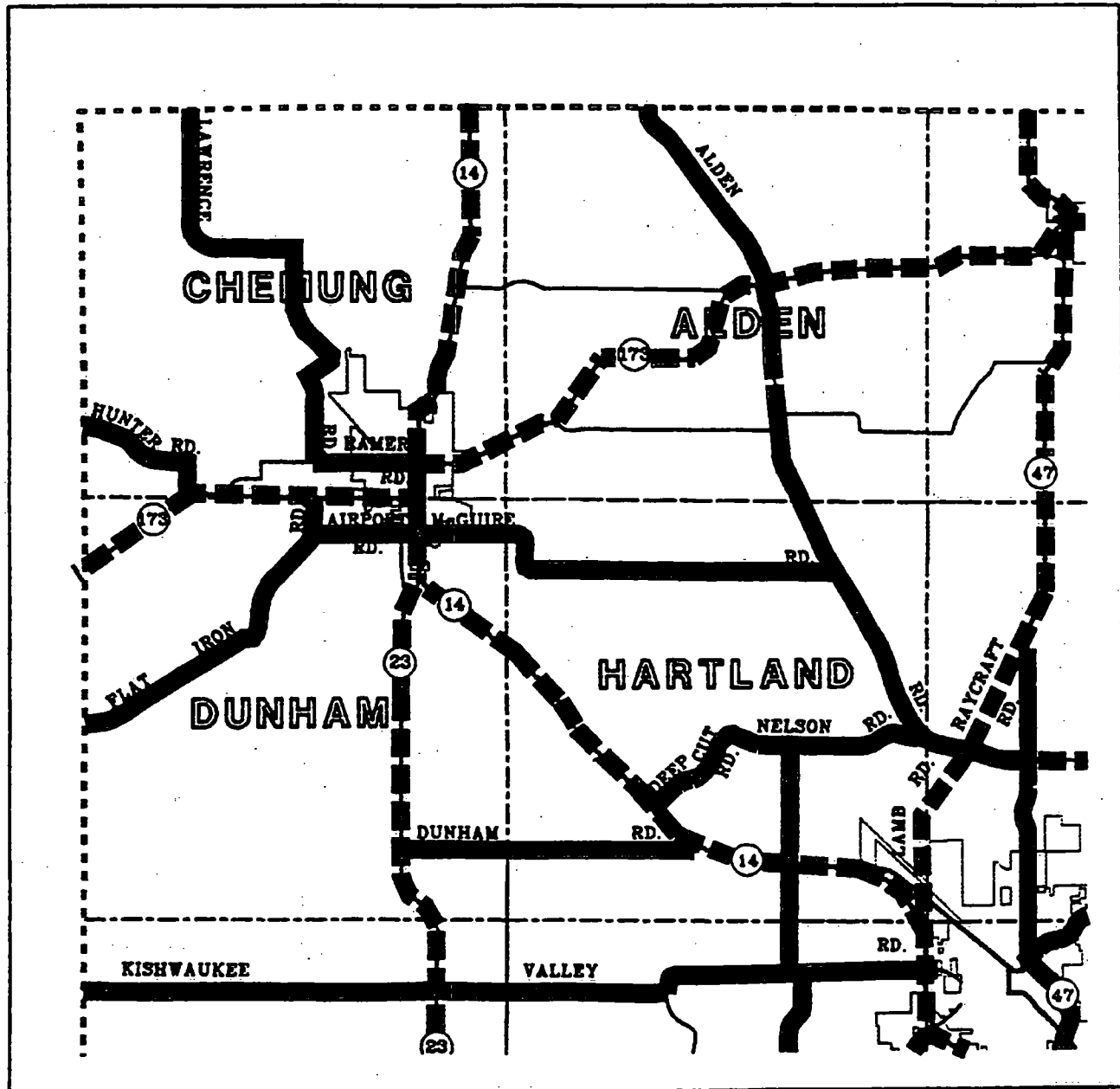
# INTERIOR LOT

NOT TO SCALE

# McHENRY COUNTY, ILLINOIS

## NW QUAD

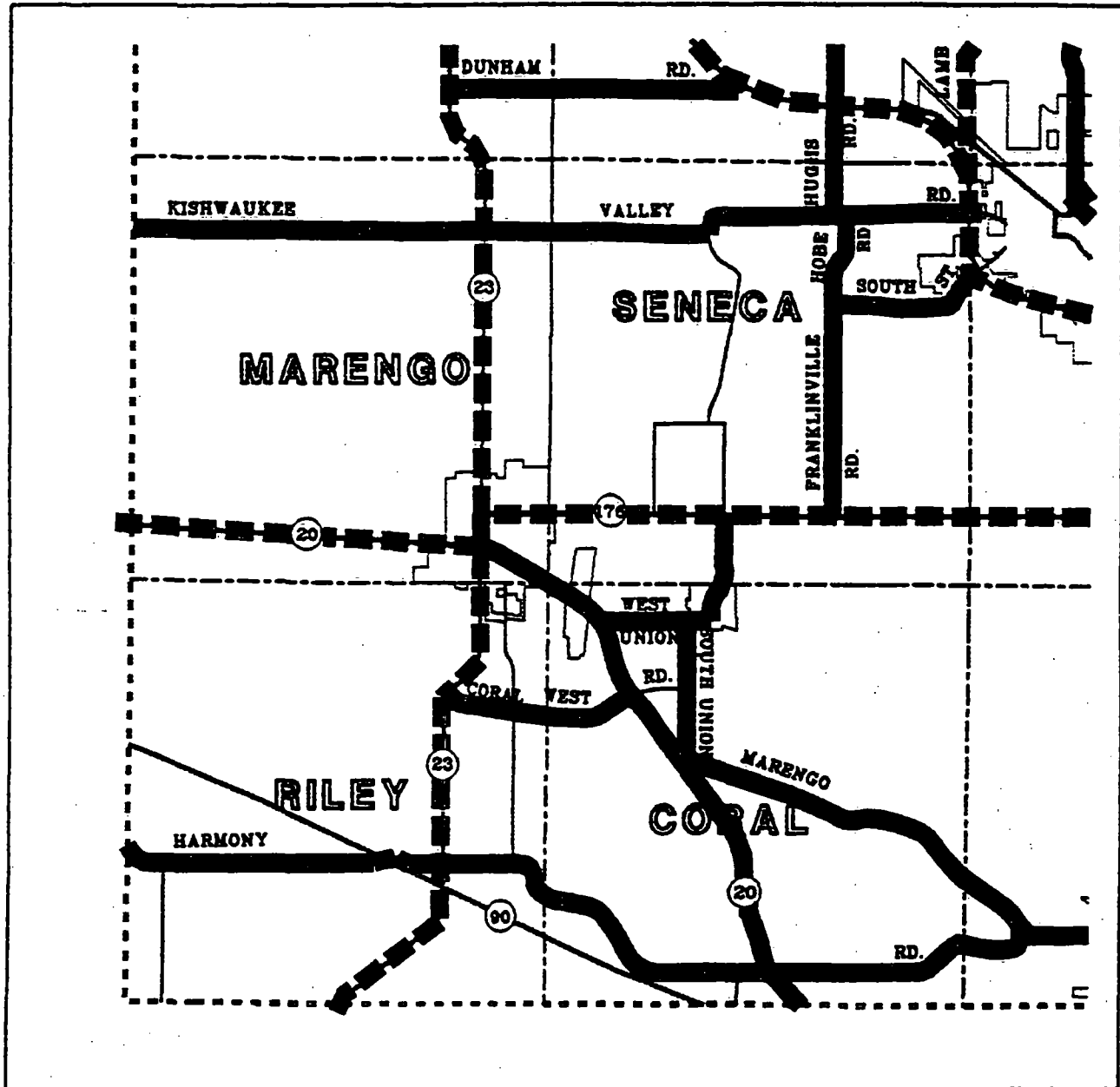
### ROAD CLASSIFICATION MAP



# McHENRY COUNTY, ILLINOIS

## SW QUAD

### ROAD CLASSIFICATION MAP



ARTERIAL STREET



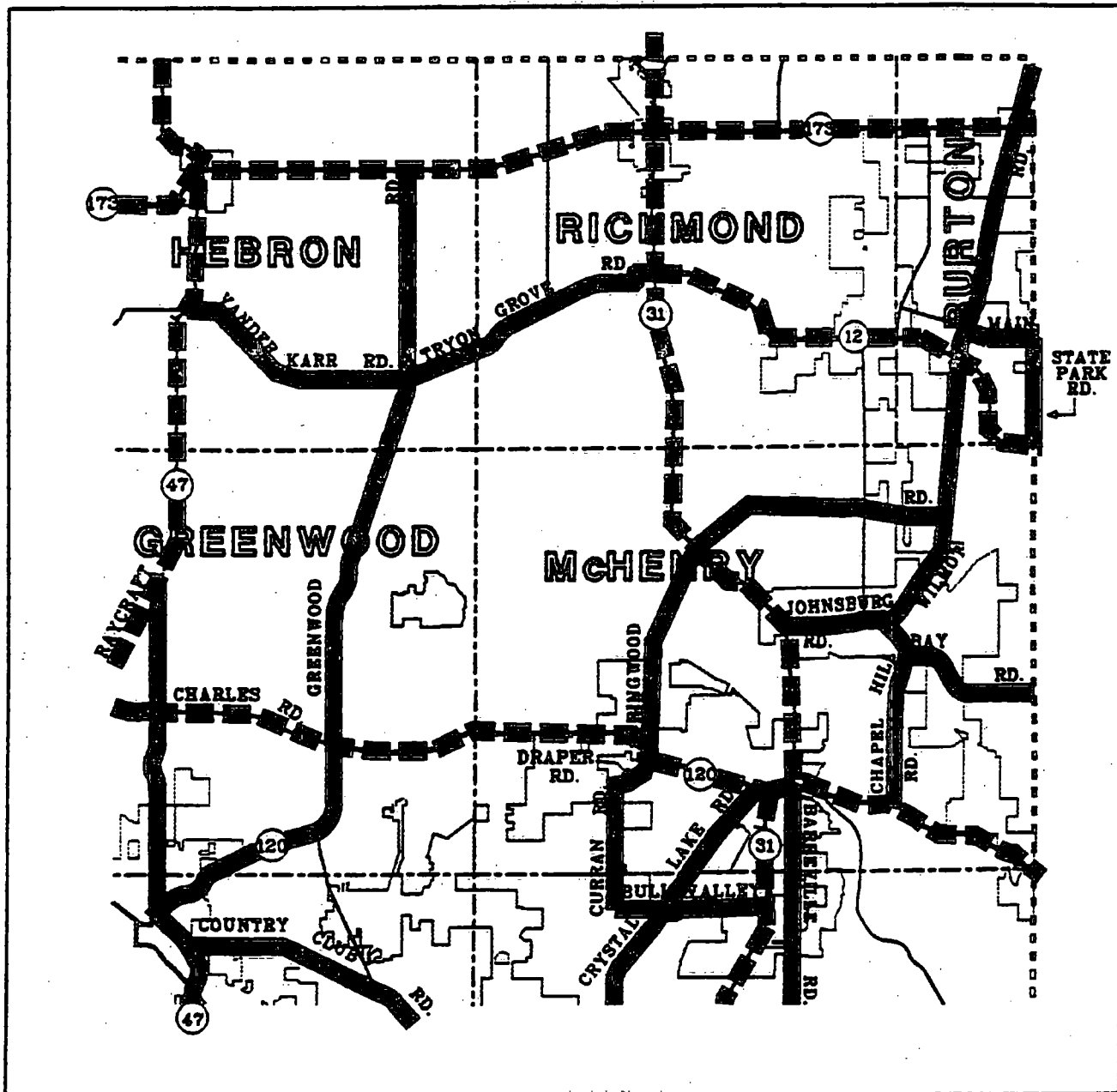
STRATEGIC REGIONAL ARTERIAL



# McHENRY COUNTY, ILLINOIS

## NE QUAD

### ROAD CLASSIFICATION MAP



ARTERIAL STREET



STRATEGIC REGIONAL ARTERIAL





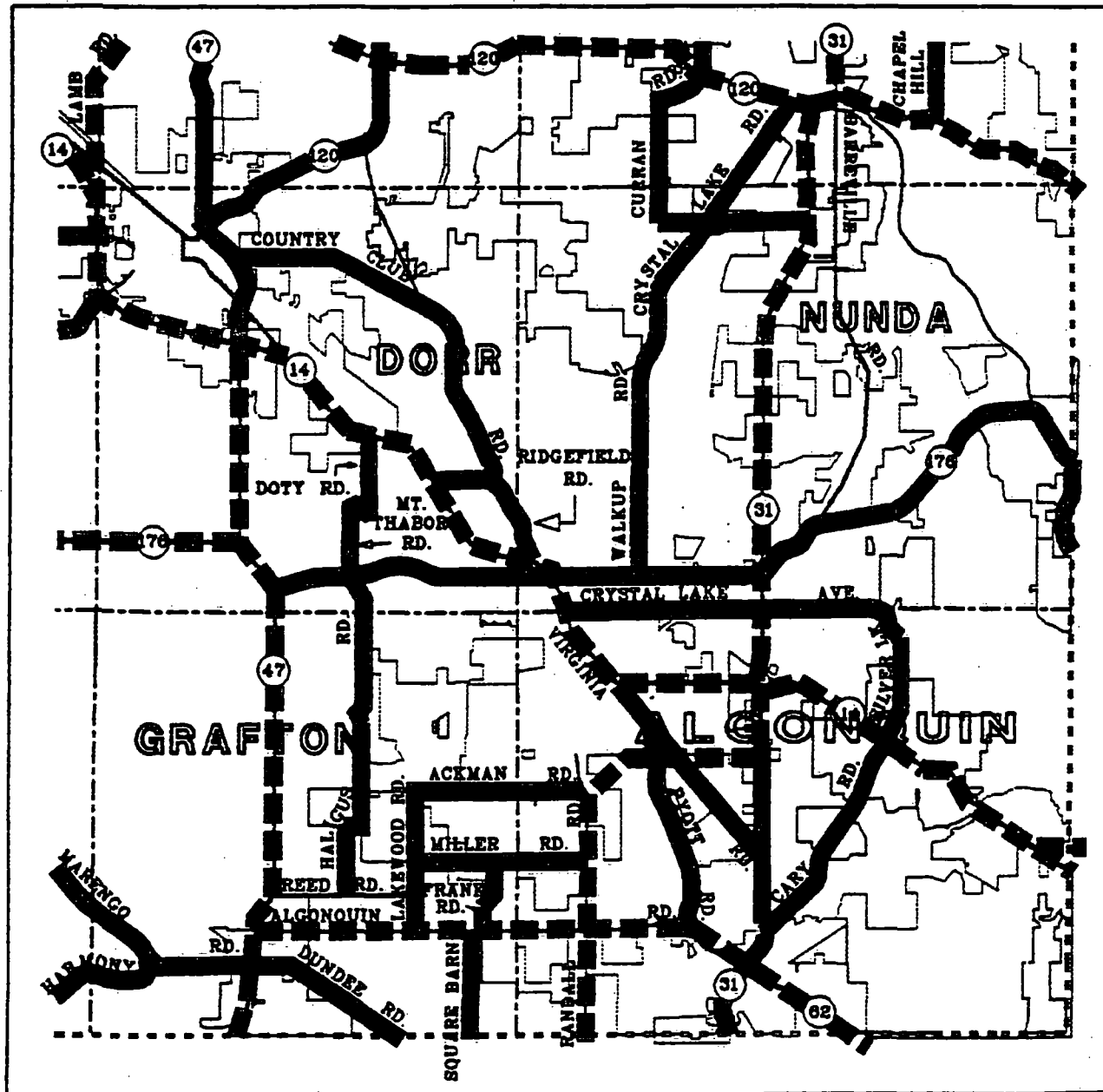
## **ARTERIALS**

Ackman Road  
Airport Road  
Alden Road  
Bay Road  
Bull Valley Road from Curran Road to IL 31  
Cary Road  
Chapel Hill Road  
Charles Road from Alden Road to IL 47  
Coral West Road from IL 23 to US 20  
Country Club Road  
Crystal Lake Avenue from US 14 to Silver Lake Road  
Crystal Lake Road  
Curran Road  
Deep Cut Road from US 14 to Nelson Road  
Doty Road  
Draper Road from Curran Road to IL 120  
Dundee Road  
Dunham Road from IL 23 to US 14  
Flat Iron Road  
Frank Road  
Franklinville Road  
Greenwood Road  
Halgus Road  
Harmony Road  
Hartland Road  
Hobe Road  
Hughes Road  
Hunter Road  
IL 47 from Raycraft Road to US 14  
IL 120 from IL 47 to Charles Road  
IL 176 from IL 47 to Lake County Line  
Johnsburg Road  
Kishwaukee Valley Road  
Lakewood Road (formerly Crystal Lake Road ) from Ackman Road to Algonquin Road  
Lawrence Road  
Main Street from Wilmot Road to State Park Road  
Marengo Road  
McGuire Road  
Miller Road  
Mr. Thabor Road  
Nelson Road  
North Union Road from West Union Road to IL 176  
Oak Grove Road from Lawrence to Lawrence

# McHENRY COUNTY, ILLINOIS

## SE QUAD

### ROAD CLASSIFICATION MAP



ARTERIAL STREET



STRATEGIC REGIONAL ARTERIAL



Pyott Road  
Ramer Road from Lawrence to US 14  
Ridgefield Road  
Ringwood Road  
Roberts Road  
Silver Lake Road  
South Street  
South Union Road  
Square Barn Road  
State Park Road  
Tryon Grove Road  
US 20 from IL 23 to Kane County Line  
Vander Karr Road  
Virginia Road from US 14 to IL 31  
Walkup Road  
West Union Road  
White Oaks Road from Hunter Road to IL 173  
Wilmot Road

#### **SRA ROUTES**

Algonquin Road  
Charles Road from IL 47 to IL 120  
IL 22  
IL 23  
IL 31 from State line to Randall/IL 31 Connector  
IL 47 from State line to Raycraft Road  
IL 47 from US 14 to Kane County Line  
IL 62  
IL 120 from Charles Road to Lake County Line  
IL 173  
IL 176 from IL 23 to IL 47  
Lamb Road  
Randall Road  
Randall Road Connector (from Randall Road to IL 31)  
Raycraft Road  
US 12  
US 14  
US 20 from Boone County Line to IL 23

## **CAMP GROUNDS ORDINANCE**

To the Chairman and the Honorable Board of Supervisors of McHenry County, your Building and Zoning Committee presents herewith, the following resolution and recommends its adoption to wit:

**BE IT RESOLVED:** That all property in McHenry County outside the incorporated limits of towns and villages of McHenry County which is legally zoned for use as a Camp Grounds be required to comply with the following:

### **DESIGN STANDARDS:**

1. Natural vegetation should be used to screen campsites to enhance their aesthetic quality, to give assurance of privacy.
2. Campsites shall be spaced no closer than 50 feet, center to center.
3. The campsites shall be located in well-drained areas.
4. Each campsite shall be clearly defined by natural and/or artificial boundary markers.
5. Each campsite intended for tent camping should include a level and clearly defined space for actual tent location.
6. A picnic table shall be provided for each two campsites.
7. Unless open fires are prohibited, each campsite shall have a designated location for a fire.
8. The campground shall have a single entrance road for control of ingress.
9. The entrance road shall be a two-way road if a separate exit road is not provided.
10. There shall be sufficient visibility at the junction of the entrance road with the highway to permit safe entrance and exit.
11. Minimum widths of circulation roads shall be 18 feet for two-lane and 12 feet for one-lane.
12. Road curves shall have a minimum radius of 50 feet.
13. Brush and branches along roadsides shall be pruned sufficiently to prevent damage to vehicles; this includes overhanging limbs which shall be cleared to minimum height of 12 feet.
14. Roads shall be readily passable, with a good riding surface.

with a screw connection may be attached between the riser and the camping vehicle.

32. If installed above the ground, the riser (standard number 31) shall terminate at least four inches above the ground surface. If installed in a pit, the riser shall terminate at least 12 inches above the floor of the pit, and the pit shall be drained to eliminate standing water.
33. There shall be at least one refuse receptacle for every two campsites.
34. Refuse receptacles shall be so situated that there is at least one within 100 feet of each campsite.
35. Refuse receptacles shall be water-tight, fly-tight, easily cleanable, non-absorbent, rodent proof and of durable material.
36. The contents of refuse receptacles shall be removed at least once each day or more frequently if necessary to prevent overflow.
37. Comfort stations shall be located no closer than 50 feet to any campsite.
38. No campsite shall be at a distance greater than 300 feet from the nearest comfort station.
39. There must be a minimum of two toilets or privy seats for each sex. When the number of campsites is in excess of twenty, the operator shall provide for each sex one additional toilet or privy seat for each additional twenty campsites or fraction thereof.
40. Lavatories or wash basins shall be provided for each sex, such lavatories to be located in the toilet rooms where water-flush toilets are provided.
41. One flushing rim service sink shall be provided in a separate compartment in each comfort station for disposal of night pail contents, wash water, and other liquid waste.
42. Seepage pits for the disposal of liquid wastes such as wash water and cooking water shall be provided.
43. If provision is made for swimming, toilet facilities shall be provided within a reasonable distance of the bathing beach, but no closer than 50 feet.
44. The interior of comfort stations shall be well lighted at all times.
45. A light shall be left burning all night outside each comfort station.
46. A vestibule or screen wall shall be incorporated in the design to prevent direct view into the comfort station when the exterior door is open.

15. Circulation roads shall either be free of dust or treated to reduce dust.
16. Each campsite shall have a clearly defined parking space using natural barriers wherever possible.
17. Trails and paths in the campground shall be so located as to encourage their use, prevent short cutting and resulting damage to ground cover.
18. Trails and paths should be located so as to avoid disturbance of campsite occupants.
19. All signs shall be legible and readily visible.
20. One or more campfire areas for group use shall be provided.
21. An open area adequate for group games and other recreation activities shall be provided.
22. Play equipment shall be provided for young children.
23. Waterfront design and equipment shall comply with acceptable standards such as those of the Red Cross.

#### **SANITATION STANDARDS:**

24. Unless the water is obtained from an approved public supply a laboratory report certifying that the water is safe for drinking shall be obtained at least two (2) weeks before the campground opens each year.
25. Any well or spring used as a source of drinking water, and any structure used for the storage of drinking water, shall be so constructed and located as to protect the contents against contamination.
26. Should it be necessary to chlorinate the water, the chlorination equipment shall be mechanical, actuated by the water pump and with the chlorine applied to the pump discharge.
27. Water outlets shall be so located that there is one within 300 feet of each campsite.
28. The ratio of water outlets to campsites shall be such that there is at least one per ten sites.
29. There shall be suitable arrangements to prevent the accumulation of standing water or the creation of muddy conditions at water outlets.
30. Drinking fountains, if provided shall be of approved sanitary design.
31. If potable water is piped to individual campsites to directly supply camping vehicles, the connection shall consist of a riser with a 3/4 inch valve outlet threaded so that a flexible tubing

63. If the campground accommodates self-contained trailers and if sanitary hook-ups are not provided, a central sanitary trailer sewage disposal station (holding tank emptying station or dumping station) shall be provided.
64. A fully equipped first aid kit such as the 24-unit kit as recommended by the Red Cross shall be available at the campground at all times.
65. All necessary means shall be employed for the eradication or control of poisonous plants, noxious weeds, poisonous reptiles, ticks and obnoxious insects.
66. Fire fighting equipment shall be readily accessible from every campsite.
67. A standing arrangement shall be made with the nearest fire fighting unit and local fire warden or marshal for assistance in an emergency.
68. Tree branches shall be pruned to a height of at least twelve feet above fireplaces.
69. Care shall be taken to remove combustible material from an area within a radius of six feet surrounding the fireplace.
70. All buildings, structures, equipment and facilities shall be maintained in good repair.
71. The grounds shall be kept refuse-free and in a clean condition.
72. There shall be one or more centrally located bulletin boards on which a map of the area and all necessary information can be displayed for all to see.
73. Interpretive programs such as self-guided nature trails that are conducive to the outdoor spirit shall be provided.
74. A definite registration procedure shall be established and records maintained of all persons accommodated.
75. A definite check-out time should be established.
76. Use of overflow areas shall be restricted to overnight.
77. Permanent or semi-permanent structures such as platforms, ramps and lean-to's shall not be allowed to be constructed by campers.
78. The campground shall have printed rules and regulations for the campers and posted in conspicuous places.

47. Each toilet or privy seat shall be enclosed in a separate compartment and provided with a door to insure privacy.
48. All comfort stations and shower facilities shall be kept in a neat and clean condition.
49. Comfort stations shall be supplied with toilet paper at all times.
50. Comfort stations shall have entrance doors of the self-closing type.
51. Comfort stations shall be properly ventilated to assure circulation of air.
52. Exterior openings of comfort stations shall be covered with screening of at least 16 mesh (standard window screening).
53. The floors of comfort stations shall be impervious to water.
54. The floors of comfort stations shall be sloped to floor drains.
55. If privies (pit toilets) are used, they shall be constructed and maintained in accordance with State of Illinois recommendations on construction of privies. Privies shall be used only as an auxiliary and in no way lessen requirements of control comfort station.
56. If sewer connections for camping vehicles are provided, the inlet shall consist of a four inch riser extending at a minimum of four inches above the surface of the ground in order that a hose connection from the camping vehicles can be made. The riser shall be imbedded firmly in the ground and protected against heaving and shifting. (A water trap shall be provided for each inlet.)
57. If showers are provided, there shall be one head for each sex for every 20 campsites or fraction thereof.
58. Shower facilities shall be substantially constructed, conveniently located and used for no other purpose.
59. Each shower head shall be enclosed in a separate compartment.
60. Wooden or cloth mats, grids, boards or walkways shall not be used inside the shower building.
61. In combination with each shower compartment, there shall be provided an individual dressing compartment so arranged as to insure privacy.
62. The floor of each dressing compartment shall provide proper drainage.



**IN ADDITION TO THE ABOVE STANDARDS:**

The campground must comply with all applicable codes and regulations governing the installation, construction and/or operation of swimming pools, sewage disposal systems, food storage, plumbing, buildings and structures, electrical wiring and fire prevention.

## **TRAILER COACH PARK AND MOTEL CONTROL LAW**

An Ordinance in relation to the licensing and regulation of trailer coach parks and motels.

- Section 1 Unless the context clearly requires otherwise, the words and phrases set forth in Section 1.1 to 1.8 inclusive, shall have the meaning set forth in these Sections when used in this Ordinance.
- Section 1.1 "Trailer coach" or "Mobile Home" means any vehicle or similar portable structure used or so constructed as to permit its being used as a conveyance upon the public streets or highways and designed to permit the occupancy thereof as a dwelling place for one or more persons.
- Section 1.2 "Dependent trailer coach" or "Dependent mobile home" means a trailer coach which does not have a toilet and bath or shower facilities.
- Section 1.3 "Independent trailer coach" or "Independent mobile home" means a trailer coach with self-contained toilet and bath or shower facilities.
- Section 1.4 "Trailer coach park" or "park" means an area of land upon which one or more occupied trailer coaches are harbored either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such trailer coach park.
- Section 1.5 "Trailer coach space" or "Trailer coach site" means any portion of a trailer coach park designed for the use or occupancy of one trailer coach.
- Section 1.6 "Cabins and Motels" means one or more cabins or cottages or multiple-unit structures used as a dwelling place for one or more persons either free of charge or for revenue purposes, and shall include any building, structure or enclosure used or intended for use as a part of the equipment of such motel. The word "motel" means one or more cabins or one or more cottages or multiple-unit structures wherever in the Ordinance the term "motel" is used.
- Section 1.7 "Building Officer" means the office of Building Officer. That Officer is meant wherever in this Ordinance the term "Building Officer" is used.
- Section 1.8 "School district" means any district created or operated under the provisions of "The School Code" approved May 1, 1945 as amended.
- Section 2 No person, firm or corporation shall establish, maintain, conduct or operate a trailer park or motel after July 15, 1957, without first obtaining a license therefor from the Building Officer. Such license shall be issued for one year and shall expire at midnight on March 31 of the year next following the issuance thereof, and the license shall be renewed from year to year upon payment of the annual license fee herein provided.

#### **Section 4**

Upon receipt of an application for a permit to construct a trailer coach park or motel, or an application for a license to operate and maintain the same, the Building Officer shall, if the park or motel is, or the proposed park or motel will be, in conformity with this Ordinance and the rules and regulations adopted by the Building officer pursuant thereto, issue a permit to construct or an original license, as the case may be. If the application for a permit to construct or an original license, as the case may be, is declined, the Building Officer shall give the reasons therefore in writing to the applicant; and if the objection can be corrected, the applicant may amend his application and resubmit it for approval.

If a permit to construct a trailer coach park or motel has been issued, the applicant upon completion thereof shall notify the Building Officer. The Building Officer shall then inspect the trailer coach park or motel and if completed in accordance with the accepted application, the Building Officer shall then issue a license.

No change in any sanitary facilities, methods of water supply, sewer, drainage, garbage or waste disposal, and no change in the plot plan shall be made without first making a written application to the Building Officer and receiving a written permit therefrom. Such application shall be made in the way and manner hereinbefore set forth; such change or changes shall comply with such safety and sanitary code, codes, rules and regulation as are applicable thereto.

Such a permit does not relieve the applicant from securing building permits, or from complying with any county zoning or other ordinance applicable thereto.

No trailer coach shall be allowed in any licensed trailer coach park in McHenry County that is not an independent trailer coach as described in Section 1.3.

Whenever a trailer is moved from an existing trailer coach park, the lot or space left vacant shall not again be occupied by another trailer except that the lot or space is made to meet the requirements of this Ordinance. Permits may be issued for alterations which tend to make the trailer coach park conform with this Ordinance.

#### **Section 5**

In addition to the application fee provided for herein, the licensee shall pay to the Building Officer on or before April 1st of each year an annual license fee which shall be \$50.00 plus \$3.00 for each trailer coach space in the trailer coach park, and the license fee for a motel shall be \$10.00 per year plus \$1.00 per year for each unit available for hire as lodging.

Each license fee shall be paid to the Building Officer by a separate certified check or United States money order in the amount of the license fee only and any license fee or any part thereof once paid to and accepted by the Building Officer, shall not be refunded.

**Section 3**

In order to obtain a permit to construct or an original license to operate a trailer coach park or motel, the applicant shall file with the Building Officer a written application setting forth:

- (a) The full name and address of the applicant or applicants or names and addresses of the partners if the applicant is partnership, or the names and addresses of the officers if the applicant is a corporation, and the present or last occupation of the applicant at the time of the filing of the application.
- (b) The location and legal description of the tract of land upon which it is proposed to operate and maintain a trailer coach park or motel
- (c) The proposed and existing facilities in the trailer coach park or motel for water supply, sewage, garbage and waste disposal, fire protection and for sanitary community building which will include a description of toilets, urinals, sinks, wash basins, slop sinks, showers drains and laundry facilities, the proposed alterations therein and the maintenance thereof.
- (d) The proposed method of lighting the structures and land upon which the trailer coach park or motel is to be located.
- (e) The calendar months of the year which the applicant will operate said trailer coach park or motel.
- (f) The plot plans of the trailer coach park, or motel, building plans and specifications for existing buildings and facilities, and the plans and specification for new buildings and facilities or the proposed alterations in the existing facilities, all as may be required by the rules and regulations of the Building Officer under the provision of this Ordinance
- (g) A statement of the fire-fighting facilities, public or private, which are available to the trailer coach park or motel.

An affidavit of the applicant as to the truth of the matters contained in the application shall be attached there to. Where a permit to construct as well as an original license to operate is sought by the applicant, request therefore shall be made in the same application. Each application shall be accompanied by an application fee amounting to \$50.00 for each ten acres of land, or fraction thereof, proposed to be used as a trailer coach park. Each application fee shall be paid to the Building Officer by a separate certified check or United States money order in amount of the application fee only and said application fee once paid to the Building Officer shall not be refunded.

(3) Maximum height one story.

(4) Two or more cabins or cottages, i.e., multiple-unit structures, may be built as a single structure if at least a one-hour fire resistive common wall is provided between dwelling units. Unless walls are of masonry, they shall contain a one inch acoustical blanket.

The following requirements shall pertain to trailer coach parks only and not to motels:

1. Each trailer coach shall be allotted a site of not less than three thousand five hundred (3,500) square feet. Boundaries of each trailer coach site shall be clearly marked. No trailer coach shall be parked closer than seven and one-half (7½) feet to the side lot lines of a trailer coach park, or closer than fifteen (15) feet to a public street, alley or building. Each individual trailer site shall abut or face on a driveway that is in conformance of this Ordinance and that has an unobstructed access to a public highway or alley. There shall be an open space of at least fifteen (15) feet between the sides of every trailer coach and at least twenty (20) feet between the ends of every trailer coach. Bay windows or other projections of a trailer coach shall be considered as sides of a trailer coach when determining the rear and side yard requirements. The Building Officer may upon application of a trailer coach park operator, waive such requirements if such waiver does not affect the sanitation requirements herein mentioned or create, or permit to continue, any hazard to the health and welfare of the community and the occupants of said park. Each trailer coach site shall have a concrete slab or runway for the trailer coach to set on, and be of a size large enough to accommodate a trailer coach in such a fashion that the concrete will extend at least one (1) inch around the trailer coach on all sides. There shall be a concrete slab along side of each trailer coach site, the minimum size of which shall be 12' x 30' and shall be used as a parking space for the occupants of the trailer coach. If a canopy is to be used over the area designated as car storage, it must be of fireproof material and be approved by the Building Officer and being at least 4 x 8 x 6 feet shall be erected at the rear end of each carport area. Skirting of trailer coaches shall be of a fireproof material and approved by the Building Officer. The concrete slab used for both trailer and carport shall be a six inch reinforced concrete slab poured over a base of compressed gravel, the minimum thickness of which is at least eight (8) inches.
- (c) Water Supply. An adequate supply of water of safe, sanitary quality, approved by the Building Officer shall be furnished at each trailer park. Where water from other sources than that supplied by a city or village is proposed to be used, the source of such supply shall first be approved by the Illinois Department of Public Health. Each independent trailer site shall be provided with a cold water tap at least four (4) inches above the ground.

The Building Officer shall deposit all funds received under this Ordinance with the County Treasurer.

**Section 6** Any license granted hereunder shall be subject to revocation or suspension by the Building Officer. However, the Building Officer shall first serve or cause to be served upon the licensee a written notice in which shall be specified the way or ways in which such licensee has failed to comply with the Ordinance, or any rules or regulations promulgated by the Building Officer pertaining thereto. Said notice shall require the licensee to remove or abate such nuisance, insanitary or objectionable condition, specified in such notice within 5 days or within a longer period of time as may be allowed by the Building Officer. If the licensee fails to comply with the terms and conditions of said notice, within the time specified or such extended period of time, the Building Officer may revoke or suspend such license.

**Section 7** No person, firm or corporation shall construct a trailer coach park or motel without first obtaining a permit to do so. All permits to construct, all licenses to operate and all permits to make alterations therein shall be prominently displayed in the office of trailer coach park or motel. Licenses issued under this Ordinance shall be transferable only upon written consent of the licensor, provided, however, that the licensor may not withhold such consent where the provisions of this Ordinance have been complied with in all other respects.

**Section 8** Each trailer coach park or motel licensed or to be constructed under the provisions of this Ordinance shall provide for the following, in the manner hereinafter specified:

- (a) **Supervision.** Every trailer coach park or motel shall be in charge of a responsible attendant or caretaker at all times, whose duty it shall be to maintain the park or motel, its facilities and equipment in a clean, orderly and sanitary condition, and be answerable, with the licensee, for any violation of the provisions of this Ordinance.
- (b) **Location and space.** 1. No trailer coach park or motel shall be so located that the drainage of the park area will endanger any water supply. All such parks or motel shall be well drained and shall be located in areas free from ponds, swamps and similar places in which mosquitoes may breed. No waste water shall be deposited on the surface of the ground.

**Section 9** **Motel.**  
1) Plans and construction to be in accordance with Article Two, Section 201, 204, and 209 inclusive; and Article Three Sections 301 to 315 inclusive of the Building Ordinance of McHenry County, Illinois, passed and subsequently amended.  
(2) Minimum area of rooms, fifty (50) square feet for each occupant to be accommodated. Add forty (40) square feet if cooking facilities are provided. Closet and other accessory space is in addition.

5. The McHenry County Board of Supervisors shall, by reasonable rules and regulations specify the number of water closets, lavatories and baths or showers required for service of trailer coach sites and the number of laundry facilities required for all trailer coach sites
- (e) Disposal of sewage and other water carried wastes.
  1. All sewage and other water carried wastes shall be disposed of into a municipal sewerage system whenever available. In trailer coach parks in which such connections are not available, disposal shall be into a private system which creates neither a nuisance nor a menace to health.
  2. When a water carriage system of sewage is used, each trailer coach site shall be provided with a sewer connection for the combined liquid waste outlet or outlets of each trailer coach, and trapped below the frost line. It shall be the duty of the owner or operator of said trailer coach park to provide an approved type of water and odor tight connection from the trailer water drainage to the sewer connection, and it shall be the duty of said owner or operator to make such connection and keep all occupied trailer coaches connected to said sewer while located in a trailer coach park. Sewer connections in unoccupied trailer coach sites shall be so closed that they will not emit odors or cause a breeding place for flies. No water or waste shall be allowed to fall on the ground from a trailer coach.
- (f) Garbage and rubbish storage and disposal.
  1. A sufficient number of adequate fly-proof and water tight containers shall be supplied for the storage of garbage except where an adequate incinerator is provided.
  2. Garbage containers shall be emptied at least every three (3) days and shall not be filled to overflowing, or allowed to become foul smelling or a breeding place for flies.
  3. Garbage and rubbish shall be disposed of in a manner which creates neither a nuisance nor a menace to health and which is approved by the Building Officer.
  4. Adequate insect and rodent control measures shall be employed. All buildings shall be fly and rodent proof and rodent harborages shall not be permitted to exist in the park.
- (g) No central cooking and eating facilities shall be allowed.

- (d)1 Adequate toilet, lavatory and bathing facilities for occupants of trailer coaches shall be provided in a community service building or buildings. Such building or buildings shall be conveniently located, well constructed, having good natural and artificial lighting, adequate ventilation and floors of concrete or similar impervious material. Concrete curbing, extending at least six (6) inches above the floor, shall be provided and the floor sloped to adequate drains. Walls and partitions shall be constructed of impervious material where subject to splash. Such building shall be maintained at a temperature of at least 69 degrees Fahrenheit during the period from October 1st to May 1st.
2. The community service building shall be provided with toilet rooms for each sex plainly marked by appropriate signs, in which shall be installed water closets and lavatories adequate in number to serve the reasonable needs of occupants of trailer coaches. Each water closet shall be placed in a separate compartment, properly separated from the other water closets and shall be not less than three (3) feet wide and shall be enclosed with proper partitions. The community service building shall also be provided with tub or shower bath compartments, for both sexes, adequate in number to accommodate the reasonable needs of occupants of trailer coaches. In combination with each bath or shower stall, there shall be provided an individual dressing compartment not less than 2½ feet by 3 feet in plan so arranged as to insure privacy. The floor of such compartment shall be waterproofed and elevated three (3) inches above the floor of the shower stall or a six (6) inch curbing provided, separating shower compartment from dressing room. Mats, grids and walkways made of wood, cloth or other absorbent materials will not be approved for use in bath sections of community service building.
3. A laundry room or building constructed as specified in Section 8 (d-1) shall be provided containing laundry trays to accommodate the patrons of the trailer coach park. No laundry trays shall be located in toilet or bath-rooms.
4. An adequate water supply shall be provided for the operation of all water closets in service buildings, and an adequate supply of hot and cold water shall be provided at all times in the service buildings for all bathing, washing, cleansing and laundry facilities.



thereto or a license to operate and maintain the same, he shall retain the original and keep a file thereof, and no copy shall be returned to the applicant or his agent.

The Building Officer shall draft and supply all forms and blanks and specify the number and detail necessary to obtain permits to construct or make alterations upon trailer coach parks or motels, and for a license to operate and maintain such a park or motel according to this Ordinance.

**Section 11**      The Building Officer shall keep a record of all trailer coach parks and motels, said records to show the names and addresses of all trailer coach parks, and motels, names and addresses of the licensees, number of trailer coach lots in each park, number of units in each motel, source of water supply, system of sewage and garbage disposal and any other information deemed essential by the Building Officer.

The Building Officer shall supply licensees of all trailer coach parks and motels with any and all health rules and regulations pertaining thereto made by the Building Officer, and any change or changes that may be made from time to time which shall be posted and kept posted by the management in a protected, conspicuous place within the trailer coach park or motel.

**Section 12**      The following provisions shall be applicable to all trailer coach parks or motels licensed under the provisions of this Ordinance:

- (a)              It shall be the duty of each licensee on the first day of August, the first day of February, and the first day of April of each year, to file with the School Board or Boards of the School district or districts wherein the trailer coach park or motel is located and with the County Superintendent of Schools who exercises the control and supervision over such school district or districts, a report giving the names and ages of all children of school age living in said trailer coach park or motel, name and occupation of father and mother and place of employment.
- (b)              All streets and driveways in every trailer coach park must be constructed and maintained as follows: Roads must be thirty (30) feet wide with twenty (20) feet of hard pavement surface applied over eight (8) inches of crushed compact gravel.
- (c)              It shall be the duty of every owner, or operator or attendant of any trailer coach park or motel to report to the governing municipal department or the county health office the full name, age and address of any person who is affected or suspected of being affected with any reportable or communicable disease.
- (d)              The management of every trailer coach park or motel shall assume full responsibility for maintaining in good repair and condition all sanitary and

- (h) Electric service to trailer site. Electrical outlets for each individual trailer shall be provided and the installation shall conform with the McHenry County Building Ordinance, except that:
  - 1. All electrical distribution wiring shall be underground
  - 2. The electrical service outlet at each trailer site shall have a rating of not less than sixty (60) amperes.
  - 3. No connected electric extension cord shall lie on the ground or be suspended less than seven (7) feet from the ground above sidewalks or pathways.
  - 4. All metal frames or trailer coaches shall be suitably grounded in accordance with Article 250 of the National Electrical Codes 1956 edition.
- (i) Fire Protection. Fire extinguishers of a type approved by the State fire marshal for use at trailer coach parks shall be placed at location within two hundred (200) feet of each individual trailer site. Each fire extinguisher shall be periodically examined and kept at all times in a condition for use.
- (j) Temporary porches, canvas roofed canopies and skirts around trailer coaches shall be permitted only after approval from the Building Officer, and shall be constructed of fire resistant material of such specifications as shall meet the requirements of the Building Officer.
- (k) All buildings constructed or altered, all plumbing and all electrical and heating installations shall be in accordance with existing municipal and county building ordinances and the rules and regulations of the Building Officer.
- 5. If garage space is provided between dwelling units in multiple-unit structures, garage walls and ceiling shall have a fire resistive rating of at least one hour.
  - (a) Individual cabins used as dwelling units shall be separated from each other by at least fifteen (15) feet.
  - (b) If facilities are provided for cooking, a hand operated fire extinguisher shall be provided of type approved by State fire marshal suitable for use on fat, oil and gasoline fires. Locate away from stoves, preferably near a door.

Section 10      When the Building Officer has approved an application for a permit to construct or make alterations upon a trailer coach park or motel or the appurtenances

However, any trailer coach park owned or operated by any municipality shall meet sanitary and safety provisions of this Ordinance, shall be inspected as herein provided, shall pay or cause to be paid to the Building Officer the respective application and license fee provided for by this Ordinance and keep a register and make all reports, as herein required for a licensee.

**Section 17**      The Building Officer shall enforce the provisions of this Ordinance and the rules and regulations adopted pursuant thereto affecting health, sanitation, water supply, sewage, garbage and waste disposal and the Building Officer shall personally inspect, at least once each year, each trailer coach park, and motel and all the accommodations and facilities therewith. Such officials or officers are hereby granted the power and authority to enter upon the premises of such trailer coach parks or motels at any time for the purposes herein set forth.

The Building Officer may issue rules and regulations to carry out the provisions of this Ordinance.

**Section 18**      Any person refused a permit to construct or alter a trailer coach park or motel or a license, or whose license is suspended or revoked, shall have the right to a hearing before the Building Officer, who shall have full power to conduct such hearing, issue subpoenas, administer oaths and affirmations and all other powers necessary to such hearing.

- (a)              All hearings before the Building Officer shall be open to the public.
- (b)              The Building Officer shall keep minutes of the proceedings showing his determination and shall also keep records of his examination and other official actions.
- (c)              In the performance of this duty the Building Officer may incur such expenditures as shall be authorized by the McHenry County Board of Supervisors.
- (d)              The Building Officer shall adopt his own rules of procedure not in conflict with the Statute.
- (e)              No hearing shall be held before the Building Officer until notice of time and place of hearing have been published in a newspaper of general circulation in the County at least fifteen (15) days prior to the hearing date, said notice to contain the particular location of the trailer coach park or motel, as well as a brief statement as to the reason the hearing is being held.

safety appliances on said park or motel and shall promptly bring such action as is necessary to prosecute or eject from said park or motel any person or persons who willfully or maliciously damage such appliances, or any person or persons who fail to comply with the regulations of this Ordinance.

- Section 13** Each trailer coach park or motel shall be provided with a custodians office where each trailer coach entering such trailer coach park, or each applicant for a cabin or unit for hire in a motel, shall be assigned to a lot location, or a unit location, given a copy of the trailer coach park or motel rules, and registered according to the prescribed form. Said registration shall include the name and address of every occupant of said trailer coach or motel unit, the license number of all units; the state issuing such licenses; and a statement indicating the exact location, of a trailer, at which such trailer coach was last parked, including the state, city, town or village where such parking occurred. The licensee shall keep a registry of all children of school age occupying trailer coach in the trailer coach park or motel. The above mentioned register shall be signed by an adult occupant of the trailer coach or motel. Any person furnishing misinformation for purposes of registration shall be deemed guilty of a misdemeanor and punishable under the general statutes for such an offense. The registration records shall be neatly and securely maintained, and no registration records shall be destroyed until six (6) years have elapsed following the date of registration. The register shall be available at all times for inspection by the Building Officer.
- Section 14** The governing body of the school district in which such trailer coach park or motel is located, by and through its officer, attendance officers and proper employees, may inspect and visit a trailer coach park or motel for the purposes of examining the register with reference to children of school age for the purpose of enforcing attendance of school children housed in the trailer coach park or motel. When a trailer coach park or motel is located in two or more school districts, the school district boards of said districts, acting jointly shall be and are hereby authorized to proceed under the provisions of this section.
- Section 15** Whoever violates any provision of this Ordinance, shall be fined not more than two hundred (\$200.00) dollars and each day upon which such violation continues shall constitute a separate offense.
- Section 16** Nothing in this Ordinance shall be construed to include the state parks of Illinois and the term "Trailer coach park" shall not be construed to include buildings, tents or other structures maintained by any individual or company on their own premises and used exclusively to house their own farm labor, or any military establishment of the United States or of this State wherein a trailer coach or coaches may be located or harbored, or the area or premises on any farm upon which are harbored trailer coaches occupied by persons employed upon such farm for not more than ninety (90) days in any calendar year in the production, harvesting or processing of agricultural or horticultural products produced on such farm.

**Section 19**      **The Administrative Review Act," approved May 8, 1945, and all amendments and modifications thereof, and the rules adopted pursuant thereto, shall apply to and govern all proceedings for judicial review of final administrative decisions of the Building Officer hereunder. The term "administrative decision" is defined as in Section 1 of the "Administrative Review Act."**

**Section 20**      **If any one or more of the provisions of this Ordinance is declared unconstitutional or the application thereof is held invalid, the validity of the remainder of the Ordinance and the application of such provision to other persons and circumstances shall not be affected thereby.**

ARTICLES OF  
RULES AND PROCEDURES

FILED  
MCHENRY COUNTY, ILL.  
NOV 23 1994  
C. Schultz

MCHENRY COUNTY  
ZONING BOARD OF APPEALS

MCHENRY COUNTY GOVERNMENT CENTER  
AUXILIARY SERVICE BUILDING  
WOODSTOCK, ILLINOIS

Revised, November 1994

County Board; and schedule hearings and other duties as required.

The Chairperson shall also appoint such committees and sub-committees as may be necessary to carry out the purposes of the Zoning Board of Appeals, and be an ex-officio member of all committees and sub-committees so appointed.

Section 4: In the absence of the Chairperson, the Vice-Chairperson shall perform all the duties and exercise all the powers of the Chairperson. In the absence of the Chairperson and Vice-Chairperson, a chairperson pro-tem will be elected by those ZBA members present at a hearing or voting meeting for the purpose of conducting the meeting.

Section 5: A Secretary/Coordinator shall be provided for the Zoning Board of Appeals with the concurrence of the McHenry County Board and/or their liaison committee.

Section 6: A Secretary/Coordinator shall record and maintain permanent minutes of the Board's Voting/Business Meetings. The vote of each member, upon every question, shall be reported.

Section 7: A Court Reporter shall be present at every hearing (except proceedings conducted solely for the purpose of setting a date for a continued hearing) and voting meeting in order to provide the Board with a transcript of the proceedings.

### ARTICLE III: MEETINGS/HEARINGS

Section 1: Zoning hearings are generally held at 1:30 p.m. each Wednesday and Thursday as necessary, at the McHenry County Government Center unless such day is recognized as a holiday. In the event a Wednesday or Thursday is a holiday, the hearing shall be held at such other times as the Chairperson may designate. A night hearing can be chosen by the Petitioner or may be assigned by the ZBA. As a rule, only one night hearing will be held each week, preferably on Thursday. Whenever practicable, petitions requesting a Conditional Use will be assigned Thursday evening.

Section 2: Special meetings or additional hearings may be called by the Chairperson at his or her discretion, or upon the request of two (2) or more members, provided that 48 hours notice is given to each member. These meetings/hearings will be held at times, dates and places to be designated.

ARTICLE I: GENERAL PROVISIONS

- Section 1: These rules are supplementary to the provisions of the Zoning Ordinance of the County of McHenry as they relate to procedures of the Zoning Board of Appeals (the "ZBA").
- Section 2: The State's Attorney shall be consulted in cases where the powers of the Zoning Board of Appeals are not clearly defined.
- Section 3: The office of the Zoning Board of Appeals shall be located in the Annex Building at the McHenry County Government Center, Woodstock, Illinois.
- Section 4: The records of the ZBA proceedings are public records and as such are available for reference and review in the ZBA office. Copies of the requested documents are available subject to the fee provisions for copies established by the County Board and subject to the Freedom of Information Act.

ARTICLE II: RESPONSIBILITIES AND DUTIES

- Section 1: The officers shall be a Chairperson and a Vice-Chairperson.
- Section 2: The Zoning Board of Appeals shall elect from among its members the Vice-Chairperson. The Vice-Chairperson shall be determined at a regular meeting of the Zoning Board of Appeals during the month of August, and shall hold office for one year, commencing on the first day of September, or until a successor is determined.
- Section 3: The Chairperson shall supervise the affairs of the Zoning Board of Appeals, preside at all meetings of the Zoning Board of Appeals, conduct all hearings before the Zoning Board of Appeals and decide all points of order, unless otherwise directed by a majority of all the Zoning Board of Appeals' members in session at the time.

Further, the Chairperson or Vice-Chairperson shall be the only Zoning Board of Appeals member to respond to communications outside of hearings and voting meetings. Other administrative duties are: Review and approve Zoning Board of Appeals members' pay vouchers; review and approve invoices and bills; review and initial ordinances for submission to the



requested.

- B: The hearing shall be held in the McHenry County Government Center or in the township affected by the terms of a proposed amendment if an owner of property affected by such proposed amendment so requests. Property located in two or more townships will be considered as existing in that township in which the major portion of the property is located. Additional fees for costs, if any, including renotification, caused by the movement of the hearing to a location away from the Government Center shall be borne by the requester(s).
- C: A Petitioner or Objector, or his agent or attorney, may submit to the ZBA a list of the persons favoring or opposing the Petition. Such petitions will be admitted into evidence by the ZBA and forwarded to the County Board.
- D: All witnesses shall testify under oath.
- E: The Zoning Board of Appeals shall not be bound by the strict rules of evidence. It may exclude irrelevant, immaterial, incompetent or unduly repetitious testimony.
- F: The Chairperson shall rule on all questions relating to the admissibility of evidence. The Chairperson may be overruled by a majority of the Zoning Board of Appeals.
- G: The report of the McHenry County Zoning Board of Appeals shall contain a short summary of the Petition, location of the property, and the reasons advanced by the McHenry County Zoning Board of Appeals for its recommendation. The report shall include the name of the Board member making the motion, the seconding thereof, and all votes by name for or against the motion. Members abstaining or absent shall also be recorded. Those abstentions should indicate a reason for same.
- H: The McHenry County Zoning Board of Appeals may postpone a vote at a voting meeting on any Petition to the next regular voting meeting date. Further delay in the vote may only occur with the approval of the Petitioner, his attorney, or agent.

Section 2: Suggested Order of Business During Hearings (subject to modification by the Chairperson).

- A: Call to order and reason or purpose for hearing.

- Section 3: All meetings/hearings shall be held in accordance with the Open Meetings Act of Illinois.
- Section 4: A quorum shall consist of five (5) members at any regular or special meeting, and is required for any decision, determination or official action by the board.
- Section 5: Public hearings may be held by less than a quorum of the Board, but only with the consent of the Petitioners. It shall be explained that five votes are required for recommendation from the ZBA.
- Section 6: Voting Meetings when not held immediately following a hearing, will normally be held on the fourth Tuesday of each month, in the McHenry County Government Center. A Board Member not present at a hearing may read the transcript and vote on the Petition. The voting on a petition will be done at the conclusion of a hearing where practicable. The Petitioner may ask for a deferral of the vote when the full board is not present.
- Section 7: A petitioner may need to request a continuation of a hearing prior to the date assigned. These requests must be received by the Zoning Board Coordinator at least 48 hours before the date and time assigned allowing the Zoning Board Members and Court Reporter to be properly advised of the continuation. Less than 48 hours notification will result in additional fees to cover costs incurred as determined by the Chairman.
- Continuances of a hearing in process may be granted at the discretion of the Chairperson of the McHenry County Zoning Board of Appeals. Additional costs incurred for continuances requested by the petitioner shall be borne by the Petitioner, the amount to be determined by the Chairman of the ZBA.
- Section 8: Once a hearing time and date have been assigned, fees collected are not returnable.

ARTICLE IV: PROCEDURES AND ORDER OF BUSINESS

Section 1: General Procedures:

- A: The Petition for a hearing before the Zoning Board of Appeals will be prepared and presented in the manner required by the McHenry County Zoning Ordinance. Petitioners having questions regarding the preparation of a Petition should consult the Planning and Development Department. Petitions for Variations, must speak to that part of the Ordinance to be varied and the specific amount of Variance

**ARTICLE V: NOTICES OF HEARINGS**

**Section 1:** The Petitioner shall file a sworn affidavit containing a copy of the notice, the names and addresses of all taxpayers entitled to notice and those who received notice. Said affidavit and list shall be filed with the Zoning Board of Appeals at least four (4) days in advance of the hearing, exclusive of the date of the hearing itself.

**Section 2:** The Secretary/Coordinator of the Board shall provide for a Publicity Release to be furnished to the newspapers for publication within the County.

**Section 3:** All Petition requirements and fees must be furnished and paid prior to the setting of a hearing time and date.

**ARTICLE VI: RECOMMENDATIONS**

**Section 1:** The Zoning Board of Appeals may hold a Voting Meeting after the close of any hearing.

**Section 2:** A concurring vote of five (5) members of the Zoning Board of Appeals shall be necessary to make a recommendation.

**ARTICLE VII: Petition for an Appeal**

**Section 1: Procedures**

The Petitioner must file a copy of the Appeal with the Zoning Enforcement Officer and the Zoning Board of Appeals' Secretary/Coordinator. The Zoning Enforcement Officer will provide the Board with a copy of the entire file in the matter.

An appeal shall provide the following information:

1. The name and address of the petitioner.
2. The location of the property.
3. Copy of the Zoning Enforcement Officer's letter outlining reasons for the decision being appealed.
4. Identification of the ordinance provisions in dispute, and the reason given by the enforcing officer for the decision being appealed.
5. A description of the proposed use, including a plot plan if applicable.
6. A specification of the grounds for the appeal.

The appeal shall be signed by the Petitioner or his

- B: Petition will be read at the discretion of the Chairperson.
- C: Introduction of Board by name of township in which he or she resides.
- D: Recognition of fees, publication, and posting of property and notification by Illinois Department of Conservation concerning endangered species.
- E: Recognition of Petitioner and his witnesses. Swearing in those which will present testimony.
- F: Citation of Board proceedings.
- G: Recognition of Public and observers.
- H: Petitioner presents testimony and evidence.
- I: Cross examination by Board Members, Public, and observers.
- J: Public who are sworn present testimony and evidence.
- K: Cross examination of Public's testimony by Board Members and Petitioner.
- L: Summary statements by Petitioner or his/her attorney.
- M: Receipt of ASCS Soil Report is acknowledged.
- N: Time, date, and place of Voting Meeting is announced. Voting may be done as a separate meeting following hearing if required.
- O: Hearing closed.

Section 3: Order of Business During Voting Meetings:

- A: Call to Order and purpose of voting meeting.
- B: Reading and approval of minutes of the previous meeting as necessary.
- C: Deliberation and Voting on petitions on the agenda. No testimony or evidence can be presented during this meeting unless requested by the Board.
- D: Unfinished business.
- E: New business.
- F: Adjournment.

ARTICLE V: NOTICES OF HEARINGS

Section 1: The Petitioner shall file a sworn affidavit containing a copy of the notice, the names and addresses of all taxpayers entitled to notice and those who received notice. Said affidavit and list shall be filed with the Zoning Board of Appeals at least four (4) days in advance of the hearing, exclusive of the date of the hearing itself.

Section 2: The Secretary/Coordinator of the Board shall provide for a Publicity Release to be furnished to the newspapers for publication within the County.

Section 3: All Petition requirements and fees must be furnished and paid prior to the setting of a hearing time and date.

ARTICLE VI: RECOMMENDATIONS

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3. Copy of the Zoning Enforcement Officer's letter outlining reasons for the decision being appealed.
4. Identification of the ordinance provisions in dispute, and the reason given by the enforcing officer for the decision being appealed.
5. A description of the proposed use, including a plot plan if applicable.
6. A specification of the grounds for the appeal.

The appeal shall be signed by the Petitioner or his

attorney with their address and telephone number.

ARTICLE VIII: CONSIDERATION OF PREVIOUS ACTIONS

Section 1: Motion to reconsider

- A. Shall be made by a member voting on the prevailing side of the original motion.
- B. Shall be made at the same meeting as the original motion.

Section 2: Motion to rescind on votes not related to a recommendation for approval or denial of a zoning petition.

- A. Shall be made by a member voting on the prevailing side of the original motion.
- B. Shall be made only during the following meeting.
- C. A letter of intent to present a rescinding motion shall be mailed no later than seven (7) days prior to the meeting at which the motion to rescind is to be made, stating the subject matter and the reason.
- D. Shall require five (5) Zoning Board of Appeals members.

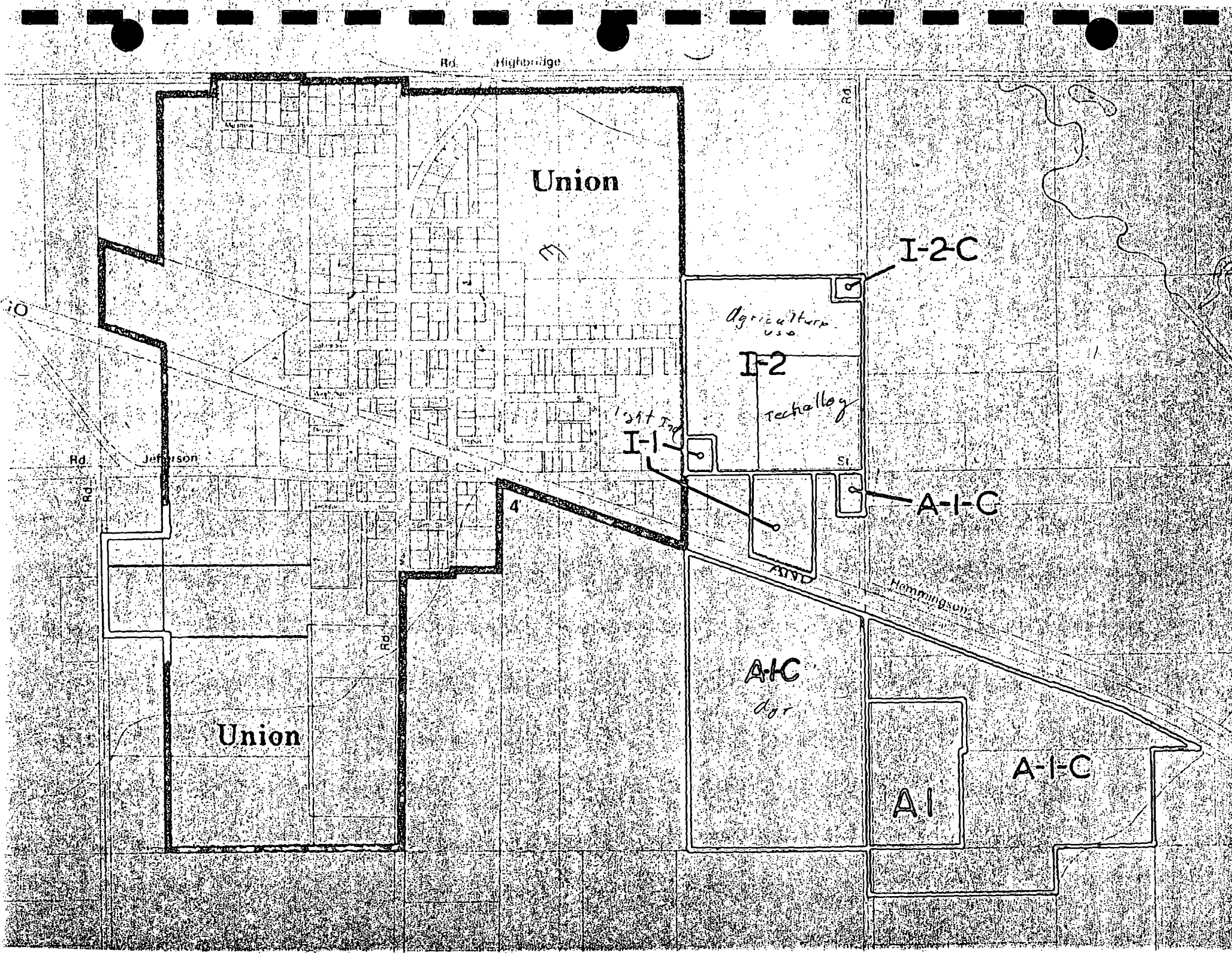
Section 3: A simple majority vote on motion to reconsider or motion to rescind will be sufficient except in those instances specifically requiring a definite member vote for passage.

These rules and procedures were adopted and approved by the McHenry County Zoning Board of Appeals at its voting meeting on November 22, 1994.

**Figure A-2**

**Zoning Map**





Union

I-2-C

Agriculture  
USA

I-2

Technology

I-1

A-I-C

Union

A-I-C

dog

AI

A-I-C



**Figure A-3**

**Information from Northeastern Illinois Planning Commission**

POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Areaname</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Illinois	11,430,602	11,448,255	11,525,122	11,610,658	11,685,976	11,751,679
Cook County	5,105,044	5,105,967	5,116,143	5,135,626	5,141,106	5,141,209
Alsip village	18,227	18,324	18,859	19,108	18,931	19,257
Arlington Heights village	75,483	75,642	76,159	76,574	77,051	77,438
Barrington village (pt.)	5,159	5,155	5,145	5,143	5,128	5,106
Barrington Hills village (pt.)	2,130	2,137	2,121	2,178	2,206	2,302
Bartlett village (pt.)	7,284	7,403	8,155	9,367	10,666	11,769
Bedford Park village	566	565	586	565	548	577
Bellwood village	20,241	20,313	20,763	21,268	21,527	21,722
Bensenville village (pt.)	0	0	0	0	0	0
Berkeley village	5,137	5,135	5,115	5,125	5,164	5,188
Berwyn city	45,428	45,482	45,805	46,062	46,162	46,751
Blue Island city	21,203	21,182	21,488	21,751	22,000	21,762
Bridgeview village	14,402	14,410	14,522	14,622	14,732	14,705
Broadview village	8,538	8,542	8,660	8,652	8,837	8,816
Brookfield village	18,876	18,910	18,942	19,055	19,207	19,270
Buffalo Grove village (pt.)	14,502	14,507	14,542	14,601	14,622	14,627
Burbank city	27,600	27,682	27,776	27,982	28,205	28,494
Burnham village	3,916	3,914	3,940	4,040	4,148	4,275
Burr Ridge village (pt.)	3,079	3,120	3,209	3,315	3,443	3,482
Calumet City city	37,840	37,814	37,814	38,142	37,915	38,223
Calumet Park village	8,418	8,425	8,542	8,450	8,802	8,881
Chicago city (pt.)	2,783,726	2,779,969	2,769,636	2,765,360	2,749,682	2,731,743
Chicago Heights city	32,966	33,033	33,421	33,799	33,918	33,713
Chicago Ridge village	13,643	13,627	13,648	13,897	13,860	14,000
Cicero town	67,436	67,907	69,727	71,909	73,641	74,823
Country Club Hills city	15,431	15,470	15,722	16,008	16,447	16,556
Countryside city	5,961	5,971	5,889	5,985	6,005	6,015
Crestwood village	10,823	10,813	10,888	10,944	11,018	11,163
Deerfield village (pt.)	0	0	0	0	0	0
Des Plaines city	53,414	53,382	53,417	53,454	53,205	52,896
Dixmoor village	3,647	3,647	3,650	3,659	3,659	3,654
Dolton village	23,956	23,980	24,339	24,692	24,851	25,256
East Dundee village (pt.)	3	3	3	3	3	3
East Hazel Crest village	1,570	1,600	1,800	1,927	1,853	1,778
Elgin city (pt.)	15,400	15,492	15,858	16,253	16,660	17,062
Elk Grove Village village (pt.)	33,429	33,458	33,612	33,818	33,941	34,027
Elmwood Park village	23,206	23,216	23,185	23,239	23,236	23,558
Evanston city	73,233	73,089	73,446	73,841	73,817	73,433
Evergreen Park village	20,874	20,873	20,843	20,869	20,914	21,024
Flossmoor village	8,651	8,688	8,847	9,153	9,341	9,494
Ford Heights village	4,259	4,277	4,354	4,439	4,512	4,580
Forest Park village	14,918	14,925	15,111	14,960	15,160	15,041
Forest View village	743	736	762	754	764	779
Franklin Park village	18,485	18,443	18,246	18,243	17,788	17,896
Glencoe village	8,499	8,463	8,560	8,664	8,685	8,705
Glenview village	37,052	37,070	37,172	37,372	37,657	37,836
Glenwood village	9,289	9,272	9,200	9,223	9,283	9,249
Golf village	454	456	449	448	467	496
Hanover Park village (pt.)	18,662	18,701	19,036	19,293	19,477	19,702
Harvey city	29,771	29,817	30,168	30,717	30,612	30,651
Harwood Heights village	7,680	7,673	7,517	7,665	7,668	7,698
Hazel Crest village	13,334	13,351	13,494	13,643	13,938	14,049
Hickory Hills city	13,021	13,016	13,139	13,166	13,279	13,446
Hillside village	7,672	7,697	7,682	7,812	7,827	7,757
Hinsdale village (pt.)	2,073	2,073	2,073	2,076	2,075	2,070

Source: U.S. Census Bureau Electronic Release (10/2/95). Prepared by NIPC-RSD, 10/4/95.

## POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Area name</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Hodgkins village	1,963	1,985	1,999	1,991	1,934	1,967
Hoffman Estates village (pt.)	46,363	46,391	46,410	47,001	47,741	48,625
Hometown city	4,769	4,769	4,793	4,888	4,864	4,808
Homewood village	19,278	19,312	19,530	19,916	19,973	20,061
Indian Head Park village	3,503	3,515	3,674	3,734	3,742	3,755
Inverness village	6,516	6,606	6,861	7,073	7,337	7,564
Justice village	11,137	11,271	11,618	11,641	12,057	12,086
Kenilworth village	2,402	2,399	2,399	2,426	2,472	2,521
La Grange village	15,362	15,402	15,512	15,724	15,821	15,885
La Grange Park village	12,861	12,869	12,939	12,893	13,125	12,980
Lansing village	28,131	28,181	28,479	28,663	29,116	29,396
Lemont village (pt.)	7,359	7,484	8,075	8,632	9,152	9,643
Lincolnwood village	11,365	11,360	11,396	11,610	11,935	12,168
Lynwood village	6,535	6,608	6,954	7,172	7,494	7,874
Lyons village	9,828	9,839	9,788	9,833	9,939	10,040
McCook village	263	260	262	254	257	262
Markham city	13,136	13,149	13,242	13,105	13,260	13,262
Matteson village	11,378	11,412	11,734	11,910	12,195	12,389
Maywood village	27,139	27,186	27,499	27,799	27,710	27,513
Meirose Park village	20,859	20,833	20,838	20,561	20,702	20,644
Merrionette Park village	2,065	2,091	2,093	2,116	2,133	2,171
Midlothian village	14,372	14,413	14,501	14,589	14,961	14,972
Morton Grove village	22,373	22,377	22,345	22,204	22,293	22,303
Mount Prospect village	53,168	53,208	53,000	53,319	53,403	53,605
Niles village	28,375	28,333	28,334	28,553	29,186	29,451
Norridge village	14,459	14,435	14,338	14,195	14,012	14,079
Northbrook village	32,572	32,601	32,803	33,079	33,284	33,476
Northfield village	4,777	4,760	4,775	4,755	4,734	4,744
Northlake city	12,505	12,488	12,708	12,684	12,494	12,638
North Riverside village	6,180	6,179	6,197	6,113	6,052	6,001
Oak Brook village (pt.)	0	0	0	0	0	0
Oak Forest city	26,202	26,289	26,719	27,274	27,680	28,016
Oak Lawn village	56,182	56,162	56,328	56,304	56,705	56,690
Oak Park village	53,648	53,594	54,023	54,085	54,432	54,385
Olympia Fields village	4,248	4,278	4,312	4,300	4,428	4,445
Oriand Hills village	5,510	5,532	5,626	5,730	5,819	5,902
Oriand Park village	35,720	36,232	38,163	40,126	41,961	43,918
Palatine village	38,894	39,057	39,196	39,228	39,662	39,985
Palos Heights city	11,478	11,494	11,490	11,564	11,565	11,689
Palos Hills city	17,803	17,838	17,769	17,979	18,238	18,165
Palos Park village	4,162	4,159	4,150	4,148	4,135	4,117
Park Forest village (pt.)	21,347	21,424	21,581	21,745	21,784	21,778
Park Ridge city	36,175	36,169	36,141	36,378	36,453	36,454
Phoenix village	2,217	2,209	2,163	2,138	2,233	2,208
Posen village	4,226	4,233	4,275	4,313	4,423	4,454
Prospect Heights city	15,236	15,268	15,339	15,369	15,334	15,635
Richton Park village	10,523	10,588	10,877	10,988	11,227	11,514
Riverdale village	13,671	13,729	14,132	14,329	14,603	14,976
River Forest village	11,669	11,647	11,725	11,842	11,843	11,980
River Grove village	9,961	9,954	9,798	9,979	9,947	9,961
Riverside village	8,774	8,791	8,853	9,015	9,066	9,050
Robbins village	7,498	7,509	7,567	7,503	7,576	7,590
Rolling Meadows city	22,591	22,571	22,439	22,696	22,834	22,952
Roselle village (pt.)	3,320	3,329	3,368	3,368	3,403	3,419
Rosemont village	3,995	3,968	3,927	3,858	3,814	3,584
Sauk Village village (pt.)	9,926	9,945	9,997	10,146	10,231	10,374
Schaumburg village (pt.)	68,586	68,917	70,256	71,306	72,461	73,521
Schiller Park village	11,189	11,175	11,057	11,018	11,044	10,967

Source: U.S. Census Bureau Electronic Release (10/2/95). Prepared by NIPC-RSD, 10/4/95.

POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Area name</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Skokie village	59,432	59,269	59,008	58,840	58,961	58,980
South Barrington village	2,937	2,983	3,202	3,377	3,593	3,760
South Chicago Heights village	3,695	3,701	3,604	3,632	3,831	3,858
South Holland village	22,105	22,069	21,885	21,920	21,782	21,673
Steger village (pt.)	3,016	3,018	3,057	3,121	3,134	3,143
Stickney village	5,678	5,682	5,747	5,918	5,915	6,008
Stone Park village	4,383	4,395	4,439	4,457	4,377	4,374
Streamwood village	31,197	31,816	32,939	33,608	34,203	35,116
Summit village	9,971	10,022	9,905	10,075	10,232	10,109
Thornton village	2,778	2,784	2,793	2,821	2,812	2,772
Tinley Park village (pt.)	37,034	37,345	38,443	39,346	40,232	41,005
University Park village (pt.)	0	0	0	0	0	0
Westchester village	17,301	17,293	17,409	17,462	17,433	17,330
Western Springs village	11,956	11,974	12,064	12,238	12,359	12,464
Wheeling village (pt.)	29,911	29,990	30,207	30,443	30,555	30,863
Willow Springs village	4,478	4,494	4,597	4,640	4,673	4,649
Wilmette village	26,694	26,670	26,745	27,051	27,432	27,547
Winnetka village	12,210	12,208	12,320	12,497	12,679	12,899
Worth village	11,208	11,238	11,275	11,440	11,538	11,578
Balance of Cook County	132,028	132,408	133,096	134,297	134,547	135,668
Barrington township	13,034	13,090	13,263	13,607	13,920	14,219
Barrington village (pt.)	4,403	4,400	4,394	4,395	4,384	4,367
Barrington Hills village (pt.)	2,130	2,137	2,121	2,178	2,206	2,302
East Dundee village (pt.)	3	3	3	3	3	3
Hoffman Estates village (pt.)	2,271	2,277	2,248	2,354	2,431	2,483
Inverness village (pt.)	556	555	553	552	550	547
South Barrington village (pt.)	2,860	2,906	3,125	3,300	3,515	3,682
Balance of Barrington township	811	812	818	825	831	835
Berwyn township	45,426	45,462	45,805	46,062	46,162	46,751
Berwyn city	45,426	45,462	45,805	46,062	46,162	46,751
Bloom township	95,029	95,219	96,138	97,425	98,475	99,113
Chicago Heights city	32,966	33,033	33,421	33,799	33,918	33,713
Flossmoor village (pt.)	2,243	2,252	2,274	2,254	2,246	2,314
Ford Heights village	4,259	4,277	4,354	4,439	4,512	4,580
Glenwood village (pt.)	8,406	8,393	8,340	8,380	8,459	8,446
Homewood village (pt.)	9,050	9,062	9,134	9,326	9,350	9,404
Lansing village (pt.)	5,679	5,683	5,727	5,762	5,910	5,924
Lynwood village	6,535	6,608	6,954	7,172	7,494	7,874
Olympia Fields village (pt.)	446	449	475	467	478	502
Park Forest village (pt.)	4,232	4,222	4,222	4,338	4,326	4,399
Sauk Village village (pt.)	9,926	9,945	9,997	10,146	10,231	10,374
South Chicago Heights village	3,695	3,701	3,604	3,632	3,831	3,858
Steger village (pt.)	3,016	3,018	3,057	3,121	3,134	3,143
Balance of Bloom township	4,576	4,576	4,579	4,590	4,588	4,581
Bremen township	107,803	107,971	109,163	110,218	111,886	112,536
Blue Island city (pt.)	939	928	1,009	1,064	1,075	1,042
Country Club Hills city (pt.)	9,411	9,438	9,566	9,635	9,917	10,054
Crestwood village (pt.)	6,366	6,358	6,517	6,613	6,656	6,822
Harvey city (pt.)	1,740	1,745	1,767	1,791	1,811	1,829
Hazel Crest village (pt.)	9,691	9,695	9,811	9,983	10,307	10,385
Homewood village (pt.)	2,207	2,210	2,188	2,204	2,214	2,232
Markham city (pt.)	8,683	8,699	8,832	8,829	8,891	8,834
Midlothian village	14,372	14,413	14,501	14,589	14,961	14,972
Oak Forest city	26,202	26,289	26,719	27,274	27,680	28,016
Orland Park village (pt.)	14	14	14	14	14	13
Posen village (pt.)	3,946	3,949	3,977	4,026	4,135	4,161
Robbins village (pt.)	5,600	5,601	5,615	5,504	5,536	5,511

Source: U.S. Census Bureau Electronic Release (10/2/95). Prepared by NIPC-RSD, 10/4/95.

POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Area name</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Tinley Park village (pt.)	14,211	14,218	14,263	14,330	14,360	14,372
Balance of Bremen township	4,421	4,413	4,385	4,361	4,328	4,291
Calumet township	21,000	21,009	21,340	21,492	22,074	21,980
Blue Island city (pt.)	9,889	9,873	9,959	10,110	10,246	10,101
Calumet Park village	8,418	8,425	8,542	8,450	8,802	8,881
Riverdale village (pt.)	2,693	2,711	2,839	2,931	3,026	2,998
Chicago city	2,783,726	2,779,969	2,769,636	2,765,360	2,749,682	2,731,743
Chicago city (pt.)	2,783,726	2,779,969	2,769,636	2,765,360	2,749,682	2,731,743
Cicero township	67,436	67,907	69,727	71,909	73,641	74,823
Cicero town	67,436	67,907	69,727	71,909	73,641	74,823
Elk Grove township	87,857	87,916	88,123	88,481	88,140	88,004
Arlington Heights village (pt.)	12,404	12,403	12,508	12,643	12,657	12,661
Des Plaines city (pt.)	12,136	12,139	12,260	12,339	12,256	12,153
Elk Grove Village village (pt.)	21,375	21,370	21,373	21,410	21,393	21,352
Mount Prospect village (pt.)	30,588	30,638	30,557	30,586	30,281	30,249
Rolling Meadows city (pt.)	6,304	6,308	6,333	6,367	6,386	6,398
Schaumburg village (pt.)	0	0	0	0	0	0
Balance of Elk Grove township	5,050	5,057	5,093	5,136	5,166	5,191
Evanston township	73,233	73,089	73,446	73,841	73,817	73,433
Evanston city	73,233	73,089	73,446	73,841	73,817	73,433
Hanover township	62,308	63,145	65,392	67,769	70,147	72,584
Bartlett village (pt.)	7,284	7,403	8,155	9,367	10,666	11,769
Elgin city (pt.)	15,400	15,492	15,858	16,253	16,660	17,062
Hanover Park village (pt.)	8,269	8,287	8,368	8,463	8,537	8,602
Hoffman Estates village (pt.)	117	116	119	125	118	106
Schaumburg village (pt.)	0	0	0	0	0	0
South Barrington village (pt.)	0	0	0	0	0	0
Streamwood village (pt.)	29,743	30,353	31,400	32,068	32,674	33,558
Balance of Hanover township	1,495	1,494	1,492	1,483	1,490	1,485
Lemont township	11,537	11,683	12,460	13,162	13,921	14,508
Lemont village (pt.)	7,359	7,484	8,075	8,632	9,152	9,643
Willow Springs village (pt.)	0	0	0	0	0	0
Balance of Lemont township	4,178	4,199	4,385	4,530	4,769	4,865
Leyden township	89,142	89,074	88,702	88,999	88,462	88,837
Bensenville village (pt.)	0	0	0	0	0	0
Elmwood Park village	23,206	23,216	23,185	23,239	23,236	23,558
Franklin Park village	18,485	18,443	18,246	18,243	17,788	17,896
Melrose Park village (pt.)	2,341	2,347	2,371	2,400	2,422	2,441
Norridge village (pt.)	1,717	1,707	1,716	1,729	1,687	1,671
Northlake city (pt.)	8,880	8,875	9,035	9,021	8,904	8,957
Park Ridge city (pt.)	2,057	2,049	2,090	2,069	2,040	2,058
River Grove village	9,961	9,954	9,798	9,979	9,947	9,961
Rosemont village (pt.)	2,453	2,435	2,414	2,390	2,408	2,332
Schiller Park village	11,189	11,175	11,057	11,018	11,044	10,967
Balance of Leyden township	8,853	8,873	8,789	8,912	8,985	8,997
Lyons township	104,981	105,368	106,201	107,269	108,514	108,772
Bedford Park village (pt.)	564	564	585	563	546	575
Bridgeview village (pt.)	10,037	10,049	10,187	10,331	10,428	10,421
Brookfield village (pt.)	8,116	8,138	8,140	8,138	8,225	8,266
Burr Ridge village (pt.)	3,079	3,120	3,209	3,315	3,443	3,482
Countryside city	5,961	5,971	5,889	5,985	6,005	6,015
Hickory Hills city (pt.)	1,747	1,751	1,770	1,764	1,789	1,796
Hinsdale village (pt.)	2,073	2,073	2,073	2,076	2,075	2,070
Hodgkins village	1,963	1,985	1,999	1,991	1,934	1,967
Indian Head Park village	3,503	3,515	3,674	3,734	3,742	3,755
Justice village	11,137	11,271	11,618	11,641	12,057	12,086
La Grange village	15,362	15,402	15,512	15,724	15,821	15,885
Lyons village (pt.)	9,659	9,670	9,620	9,667	9,774	9,877

Source: U.S. Census Bureau Electronic Release (10/2/95). Prepared by NIPC-RSD, 10/4/95.

POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<i>Area name</i>	<i>April 1990 Corrected Census</i>	<i>July 1990</i>	<i>July 1991</i>	<i>July 1992</i>	<i>July 1993</i>	<i>July 1994</i>
McCook village	263	260	262	254	257	262
Riverside village (pt.)	109	109	109	109	109	108
Summit village	9,971	10,022	9,905	10,075	10,232	10,109
Western Springs village (pt.)	11,485	11,503	11,592	11,788	11,925	12,022
Willow Springs village (pt.)	4,346	4,362	4,462	4,516	4,568	4,510
Balance of Lyons township	5,606	5,603	5,597	5,599	5,586	5,567
Maine township	128,837	128,819	128,673	128,715	128,951	128,775
Des Plaines city (pt.)	40,694	40,660	40,562	40,525	40,382	40,191
Glenview village (pt.)	3,905	3,903	3,900	3,904	3,897	3,885
Morton Grove village (pt.)	6,516	6,519	6,470	6,331	6,342	6,339
Mount Prospect village (pt.)	0	0	0	0	0	0
Niles village (pt.)	20,591	20,579	20,618	20,865	21,526	21,828
Park Ridge city (pt.)	30,156	30,146	30,102	30,321	30,367	30,308
Rosemont village (pt.)	1,542	1,534	1,513	1,468	1,406	1,252
Balance of Maine township	25,433	25,478	25,509	25,301	25,031	24,973
New Trier township	54,705	54,625	54,960	55,580	56,241	56,679
Glencoe village (pt.)	8,499	8,463	8,560	8,664	8,685	8,705
Glenview village (pt.)	2,873	2,861	2,924	2,939	2,984	3,034
Kenilworth village	2,402	2,399	2,399	2,426	2,472	2,521
Northbrook village (pt.)	0	0	0	0	0	0
Northfield village (pt.)	1,376	1,374	1,368	1,364	1,356	1,346
Wilmette village (pt.)	26,575	26,551	26,827	26,934	27,316	27,432
Winnetka village	12,210	12,208	12,320	12,497	12,679	12,899
Balance of New Trier township	770	768	762	757	750	742
Niles township	96,412	96,227	95,995	95,997	96,582	96,829
Glenview village (pt.)	1,520	1,531	1,550	1,538	1,608	1,597
Golf village	454	456	449	448	467	496
Lincolnwood village	11,365	11,360	11,396	11,610	11,935	12,168
Morton Grove village (pt.)	15,857	15,858	15,875	15,872	15,951	15,964
Niles village (pt.)	7,784	7,753	7,716	7,688	7,660	7,623
Skokie village	58,432	59,269	59,008	58,840	58,961	58,980
Northfield township	78,186	78,263	78,494	79,128	79,433	80,050
Deerfield village (pt.)	0	0	0	0	0	0
Glencoe village (pt.)	0	0	0	0	0	0
Glenview village (pt.)	28,754	28,775	28,798	28,991	29,169	29,320
Northbrook village (pt.)	32,119	32,150	32,362	32,648	32,864	33,068
Northfield village (pt.)	3,401	3,386	3,407	3,391	3,378	3,398
Prospect Heights city (pt.)	9	9	9	9	9	9
Wilmette village (pt.)	119	119	118	118	117	116
Balance of Northfield township	13,784	13,824	13,800	13,971	13,898	14,141
Norwood Park township	25,600	25,586	25,245	25,277	25,200	25,427
Harwood Heights village	7,680	7,673	7,517	7,665	7,668	7,698
Norridge village (pt.)	12,742	12,728	12,622	12,466	12,325	12,408
Park Ridge city (pt.)	3,962	3,974	3,949	3,988	4,046	4,088
Balance of Norwood Park township	1,216	1,212	1,158	1,159	1,161	1,233
Oak Park township	53,648	53,594	54,023	54,085	54,432	54,385
Oak Park village	53,648	53,594	54,023	54,085	54,432	54,385
Orland township	69,542	70,459	73,794	76,967	80,082	83,184
Orland Hills village	5,510	5,532	5,626	5,730	5,819	5,902
Orland Park village (pt.)	34,936	35,437	37,327	39,265	41,026	42,906
Tinley Park village (pt.)	22,802	23,105	24,159	24,996	25,853	26,614
Balance of Orland township	6,294	6,384	6,682	6,977	7,384	7,762
Palatine township	103,273	103,735	104,309	105,288	105,989	107,294
Arlington Heights village (pt.)	856	875	955	963	902	875
Barrington village (pt.)	756	755	751	748	744	739
Hoffman Estates village (pt.)	11,629	11,666	11,625	11,583	11,772	12,048
Inverness village (pt.)	5,960	6,051	6,307	6,520	6,788	7,017
Palatine village (pt.)	38,837	38,999	39,136	39,165	39,596	39,916

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POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Areaname</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Rolling Meadows city (pt.)	14,990	14,963	14,791	14,997	15,103	15,197
Schaumburg village (pt.)	3,567	3,564	3,558	3,557	3,547	3,535
South Barrington village (pt.)	77	77	77	78	78	78
Balance of Palatine township	26,601	26,785	27,109	27,677	27,459	27,889
Palos township	50,916	50,941	50,969	51,238	51,623	51,755
Bridgeview village (pt.)	2,141	2,135	2,114	2,096	2,072	2,045
Hickory Hills city (pt.)	11,274	11,265	11,369	11,402	11,490	11,650
Orland Park village (pt.)	770	781	822	847	922	998
Palos Heights city (pt.)	6,038	6,038	6,021	6,044	6,076	6,077
Palos Hills city	17,803	17,838	17,769	17,979	18,238	18,165
Palos Park village	4,162	4,159	4,150	4,148	4,135	4,117
Willow Springs village (pt.)	132	132	136	124	105	139
Worth village (pt.)	2,820	2,820	2,822	2,828	2,827	2,823
Balance of Palos township	5,776	5,773	5,767	5,769	5,757	5,739
Proviso township	152,443	152,596	153,916	154,438	155,262	154,833
Bellwood village	20,241	20,313	20,763	21,268	21,527	21,722
Berkeley village	5,137	5,135	5,115	5,125	5,164	5,188
Broadview village	8,538	8,542	8,660	8,652	8,837	8,816
Brookfield village (pt.)	9,100	9,122	9,169	9,225	9,306	9,317
Forest Park village	14,918	14,925	15,111	14,960	15,160	15,041
Hillside village	7,672	7,697	7,682	7,812	7,827	7,757
La Grange Park village	12,861	12,869	12,939	12,893	13,125	12,980
Maywood village	27,139	27,186	27,499	27,799	27,710	27,513
Melrose Park village (pt.)	18,518	18,486	18,466	18,162	18,280	18,203
Northlake city (pt.)	3,625	3,613	3,674	3,664	3,589	3,680
North Riverside village (pt.)	1,552	1,564	1,540	1,541	1,533	1,523
Oak Brook village (pt.)	0	0	0	0	0	0
Stone Park village	4,383	4,395	4,439	4,457	4,377	4,374
Westchester village	17,301	17,293	17,409	17,462	17,433	17,330
Western Springs village (pt.)	471	471	472	450	434	442
Balance of Proviso township	987	985	976	968	958	947
Rich township	61,458	61,714	62,838	63,881	64,995	65,419
Country Club Hills city (pt.)	6,020	6,033	6,156	6,373	6,530	6,502
Flossmoor village (pt.)	6,408	6,436	6,573	6,899	7,095	7,180
Hazel Crest village (pt.)	610	609	567	578	566	558
Homewood village (pt.)	2,459	2,487	2,565	2,645	2,662	2,644
Matteson village	11,378	11,412	11,734	11,910	12,195	12,389
Olympia Fields village (pt.)	3,802	3,830	3,837	3,832	3,950	3,943
Park Forest village (pt.)	17,115	17,202	17,360	17,407	17,459	17,379
Richardson Park village	10,523	10,588	10,877	10,988	11,227	11,514
Tinley Park village (pt.)	21	21	21	20	20	20
University Park village (pt.)	0	0	0	0	0	0
Balance of Rich township	3,122	3,117	3,149	3,229	3,292	3,292
River Forest township	11,669	11,647	11,725	11,842	11,843	11,980
River Forest village	11,669	11,647	11,725	11,842	11,843	11,980
Riverside township	15,240	15,234	15,326	15,462	15,448	15,404
Brookfield village (pt.)	1,660	1,649	1,633	1,691	1,676	1,687
Lyons village (pt.)	169	169	167	167	165	164
North Riverside village (pt.)	4,628	4,615	4,658	4,572	4,519	4,478
Riverside village (pt.)	8,665	8,682	8,745	8,906	8,958	8,942
Balance of Riverside township	118	119	122	126	130	133
Schaumburg township	127,625	128,020	129,984	131,906	133,834	135,813
Elk Grove Village village (pt.)	12,054	12,088	12,238	12,408	12,548	12,675
Hanover Park village (pt.)	10,393	10,414	10,667	10,830	10,940	11,099
Hoffman Estates village (pt.)	32,346	32,332	32,418	32,939	33,419	33,987
Rolling Meadows city (pt.)	1,234	1,237	1,250	1,265	1,277	1,288
Roseville village (pt.)	3,320	3,329	3,368	3,368	3,403	3,419
Schaumburg village (pt.)	65,019	65,353	66,699	67,749	68,913	69,986

Source: U.S. Census Bureau Electronic Release (10/2/95). Prepared by NIPC-RSD, 10/4/95.

POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Area name</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Streamwood village (pt.)	1,454	1,463	1,539	1,540	1,529	1,558
Balance of Schaumburg township	1,805	1,804	1,804	1,807	1,805	1,801
Stickney township	37,297	37,380	37,563	37,920	38,237	38,685
Bedford Park village (pt.)	2	2	2	2	2	2
Bridgeview village (pt.)	202	203	206	209	212	215
Burbank city	27,600	27,682	27,776	27,982	28,205	28,494
Forest View village	743	736	762	754	764	779
Stickney village	5,678	5,682	5,747	5,918	5,915	6,008
Balance of Stickney township	3,072	3,075	3,071	3,054	3,139	3,187
Thornton township	175,896	176,034	177,378	179,041	179,430	180,865
Blue Island city (pt.)	1,139	1,140	1,166	1,196	1,249	1,296
Burnham village	3,916	3,914	3,940	4,040	4,148	4,275
Calumet City city	37,840	37,814	37,814	38,142	37,915	38,223
Dixmoor village	3,647	3,647	3,650	3,659	3,659	3,654
Dolton village	23,956	23,980	24,339	24,692	24,851	25,256
East Hazel Crest village	1,570	1,600	1,800	1,927	1,853	1,778
Glenwood village (pt.)	883	878	860	844	824	804
Harvey city (pt.)	28,031	28,072	28,401	28,925	28,801	28,822
Hazel Crest village (pt.)	3,033	3,047	3,116	3,082	3,064	3,105
Homewood village (pt.)	5,562	5,573	5,642	5,740	5,747	5,781
Lansing village (pt.)	22,452	22,498	22,752	22,900	23,206	23,473
Markham city (pt.)	4,453	4,450	4,410	4,276	4,369	4,428
Phoenix village	2,217	2,209	2,163	2,138	2,233	2,208
Posen village (pt.)	280	284	298	287	288	293
Riverdale village (pt.)	10,978	11,017	11,293	11,398	11,577	11,978
South Holland village	22,105	22,069	21,885	21,920	21,782	21,673
Thornton village	2,778	2,784	2,793	2,821	2,812	2,772
Balance of Thornton township	1,056	1,055	1,054	1,054	1,051	1,047
Wheeling township	148,641	148,907	149,451	150,344	151,328	152,570
Arlington Heights village (pt.)	62,203	62,364	62,696	62,969	63,492	63,903
Buffalo Grove village (pt.)	14,502	14,507	14,542	14,601	14,622	14,627
Des Plaines city (pt.)	584	583	595	591	566	553
Mount Prospect village (pt.)	22,580	22,570	22,443	22,733	23,122	23,357
Northbrook village (pt.)	453	450	440	431	420	409
Palatine village (pt.)	57	58	60	63	66	68
Prospect Heights city (pt.)	15,227	15,259	15,330	15,360	15,325	15,627
Rolling Meadows city (pt.)	63	63	65	66	68	69
Wheeling village (pt.)	29,911	29,990	30,207	30,443	30,555	30,863
Balance of Wheeling township	3,061	3,063	3,072	3,087	3,093	3,096
Worth township	151,144	151,286	152,102	152,923	153,355	153,958
Alsip village	18,227	18,324	18,859	19,108	18,931	19,257
Blue Island city (pt.)	9,236	9,241	9,354	9,381	9,430	9,322
Bridgeview village (pt.)	2,022	2,023	2,016	1,985	2,019	2,024
Chicago Ridge village	13,643	13,627	13,648	13,897	13,860	14,000
Crestwood village (pt.)	4,457	4,455	4,371	4,331	4,362	4,341
Evergreen Park village	20,874	20,873	20,843	20,869	20,914	21,024
Hometown city	4,769	4,769	4,783	4,888	4,864	4,808
Merrionette Park village	2,065	2,091	2,093	2,116	2,133	2,171
Oak Lawn village	56,182	56,162	56,328	56,304	56,705	56,690
Palos Heights city (pt.)	5,440	5,456	5,469	5,519	5,489	5,612
Robbins village (pt.)	1,898	1,908	1,952	1,998	2,040	2,079
Worth village (pt.)	8,388	8,419	8,454	8,612	8,711	8,755
Balance of Worth township	3,943	3,938	3,924	3,916	3,898	3,874



POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Areaname</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
DuPage County	781,689	785,639	800,515	813,990	828,605	843,084
Addison village	32,053	32,072	32,177	32,363	32,745	32,815
Aurora city (pt.)	14,811	14,953	15,496	16,011	16,554	17,107
Bartlett village (pt.)	12,100	12,327	13,391	15,017	16,550	18,140
Batavia city (pt.)	0	0	0	0	0	0
Bensenville village (pt.)	17,767	17,746	17,603	17,527	17,221	17,295
Bloomington village	16,614	16,935	18,274	19,644	20,353	20,662
Bolingbrook village (pt.)	1,472	1,479	1,440	1,502	1,495	1,581
Burr Ridge village (pt.)	4,605	4,721	4,942	5,092	5,360	5,750
Carol Stream village	31,759	32,239	33,639	34,921	35,806	36,905
Chicago city (pt.)	0	0	0	0	0	0
Clarendon Hills village	6,994	7,027	7,149	7,255	7,372	7,491
Darien city	20,556	20,682	21,146	21,380	23,650	24,577
Downers Grove village	46,845	47,070	47,844	48,754	49,890	50,622
Elk Grove Village village (pt.)	0	0	0	0	0	0
Elmhurst city	42,029	42,047	42,154	42,317	42,324	42,635
Glendale Heights village	27,915	28,016	28,738	28,912	29,189	29,551
Glen Ellyn village	24,919	24,958	25,079	25,260	25,360	25,517
Hanover Park village (pt.)	14,256	14,424	14,847	15,029	15,427	15,679
Hinsdale village (pt.)	13,956	13,953	14,068	14,124	14,294	14,287
Itasca village	6,947	6,955	7,016	7,123	7,116	7,331
Lemont village (pt.)	0	0	0	0	0	0
Lisle village	19,584	19,656	19,968	20,374	20,582	20,460
Lombard village	39,408	39,536	39,923	40,161	40,348	40,495
Naperville city (pt.)	73,386	74,079	77,176	79,562	82,466	86,620
Oak Brook village (pt.)	9,087	9,097	9,105	9,245	9,319	9,325
Oakbrook Terrace city	2,251	2,243	2,223	2,324	2,279	2,243
Roselle village (pt.)	17,499	17,572	17,657	17,875	17,980	18,174
St. Charles city (pt.)	10	10	10	10	10	10
Schaumburg village (pt.)	0	0	0	0	0	0
Villa Park village	22,279	22,334	22,210	22,180	22,078	22,220
Warrenville city	11,389	11,503	11,728	11,970	12,474	12,693
Wayne village (pt.)	720	725	770	821	867	922
West Chicago city	14,808	14,845	15,087	15,427	15,848	16,207
Westmont village	21,402	21,354	21,629	21,762	21,599	21,765
Wheaton city	51,441	51,640	52,601	53,613	54,033	54,298
Willowbrook village	8,701	8,715	8,949	8,796	9,012	8,967
Winfield village	7,096	7,191	7,456	7,722	7,907	8,154
Wood Dale city	12,394	12,535	12,682	12,740	12,945	12,989
Woodridge village (pt.)	26,335	26,394	26,990	27,208	27,712	28,208
Balance of DuPage County	108,301	108,606	109,350	109,970	110,441	111,388
Addison township	82,727	82,884	82,874	82,984	83,048	83,386
Addison village (pt.)	28,164	28,155	28,156	28,245	28,523	28,488
Bensenville village (pt.)	17,767	17,746	17,603	17,527	17,221	17,295
Elk Grove Village village (pt.)	0	0	0	0	0	0
Elmhurst city (pt.)	11,016	11,035	11,044	11,009	10,949	11,124
Itasca village (pt.)	5,436	5,440	5,513	5,585	5,546	5,703
Lombard village (pt.)	20	20	21	23	24	25
Villa Park village (pt.)	393	397	398	391	361	357
Wood Dale city	12,394	12,535	12,682	12,740	12,945	12,989
Balance of Addison township	7,537	7,554	7,458	7,463	7,481	7,405
Bloomington village	96,050	97,009	100,206	103,148	105,036	106,669
Addison village (pt.)	3,889	3,917	4,021	4,118	4,222	4,327
Bloomington village	16,614	16,935	18,274	19,644	20,353	20,662
Carol Stream village (pt.)	13,748	14,074	14,893	15,627	15,932	16,441
Glendale Heights village (pt.)	26,580	26,671	27,335	27,546	27,781	28,106
Hanover Park village (pt.)	6,235	6,359	6,457	6,590	6,804	6,873

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POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Areaname</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Itasca village (pt.)	1,511	1,515	1,503	1,537	1,570	1,628
Roselle village (pt.)	17,499	17,572	17,657	17,875	17,980	18,174
Schaumburg village (pt.)	0	0	0	0	0	0
Balance of Bloomingdale township	9,974	9,967	10,066	10,211	10,394	10,459
Chicago city	0	0	0	0	0	0
Chicago city (pt.)	0	0	0	0	0	0
Downers Grove township	137,885	138,425	140,919	142,547	146,177	148,647
Burr Ridge village (pt.)	4,605	4,721	4,942	5,092	5,360	5,750
Clarendon Hills village	6,994	7,027	7,149	7,255	7,372	7,491
Darien city	20,556	20,682	21,146	21,380	23,650	24,577
Downers Grove village (pt.)	37,874	38,084	38,850	39,715	40,813	41,563
Hinsdale village (pt.)	13,383	13,381	13,493	13,544	13,715	13,735
Lamont village (pt.)	0	0	0	0	0	0
Oak Brook village (pt.)	104	105	108	111	115	118
Westmont village (pt.)	19,210	19,155	19,411	19,530	19,350	19,499
Willowbrook village	8,701	8,715	8,949	8,796	9,012	8,967
Woodridge village (pt.)	2,668	2,697	2,789	2,842	2,965	3,027
Balance of Downers Grove township	23,790	23,858	24,081	24,282	23,825	23,918
Lisle township	108,452	109,180	111,827	114,220	116,961	120,237
Bolingbrook village (pt.)	1,472	1,479	1,440	1,502	1,495	1,581
Downers Grove village (pt.)	5,478	5,507	5,509	5,556	5,548	5,513
Lisle village (pt.)	19,584	19,656	19,968	20,374	20,582	20,460
Naperville city (pt.)	42,448	42,963	44,554	46,105	47,787	50,121
Woodridge village (pt.)	23,667	23,697	24,200	24,368	24,747	25,181
Balance of Lisle township	15,803	15,879	16,156	16,318	16,802	17,382
Milton township	108,148	108,563	110,117	111,379	112,198	112,865
Carol Stream village (pt.)	5,325	5,355	5,466	5,568	5,675	5,786
Downers Grove village (pt.)	0	0	0	0	0	0
Glendale Heights village (pt.)	1,335	1,345	1,403	1,365	1,408	1,445
Glen Ellyn village (pt.)	24,276	24,318	24,468	24,633	24,748	24,917
Lisle village (pt.)	0	0	0	0	0	0
Lombard village (pt.)	1,634	1,627	1,708	1,713	1,701	1,754
Naperville city (pt.)	0	0	0	0	0	0
Wheaton city (pt.)	51,427	51,626	52,587	53,600	54,020	54,285
Winfield village (pt.)	847	852	869	884	901	919
Balance of Milton township	23,304	23,441	23,617	23,617	23,745	23,759
Naperville township	49,533	49,860	51,927	53,287	55,069	57,458
Aurora city (pt.)	14,038	14,170	14,672	15,148	15,650	16,162
Naperville city (pt.)	30,938	31,117	32,622	33,457	34,679	36,499
Warrenville city (pt.)	428	430	436	441	447	453
Balance of Naperville township	4,129	4,144	4,197	4,242	4,293	4,345
Wayne township	40,379	40,812	42,821	45,217	47,624	50,133
Bartlett village (pt.)	12,100	12,327	13,391	15,017	16,550	18,140
Carol Stream village (pt.)	12,686	12,810	13,280	13,728	14,199	14,679
Hanover Park village (pt.)	8,021	8,065	8,390	8,439	8,623	8,807
St. Charles city (pt.)	10	10	10	10	10	10
Wayne village (pt.)	720	725	770	821	867	922
West Chicago city (pt.)	1,924	1,942	1,971	2,065	2,143	2,206
Balance of Wayne township	4,918	4,934	5,009	5,136	5,232	5,369
Winfield township	37,969	38,235	39,042	39,771	40,720	41,593
Aurora city (pt.)	773	784	824	863	904	945
Batavia city (pt.)	0	0	0	0	0	0
Naperville city (pt.)	0	0	0	0	0	0
Warrenville city (pt.)	10,961	11,073	11,292	11,529	12,027	12,240
West Chicago city (pt.)	12,884	12,904	13,115	13,362	13,704	14,000
Wheaton city (pt.)	14	14	14	13	13	13
Winfield village (pt.)	6,249	6,340	6,588	6,838	7,005	7,235
Balance of Winfield township	7,088	7,121	7,208	7,165	7,066	7,158

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POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Areaname</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
York township	120,546	120,671	120,783	121,438	121,771	122,097
Downers Grove village (pt.)	3,493	3,479	3,485	3,484	3,529	3,546
Elmhurst city (pt.)	31,013	31,012	31,110	31,307	31,375	31,511
Glen Ellyn village (pt.)	643	640	611	627	612	600
Hinsdale village (pt.)	573	572	575	580	579	551
Lombard village (pt.)	37,754	37,889	38,194	38,425	38,623	38,717
Oak Brook village (pt.)	8,983	8,992	8,997	9,133	9,205	9,207
Oakbrook Terrace city	2,251	2,243	2,223	2,324	2,279	2,243
Villa Park village (pt.)	21,886	21,937	21,812	21,788	21,717	21,863
Westmont village (pt.)	2,192	2,198	2,218	2,232	2,249	2,266
Balance of York township	11,758	11,710	11,559	11,536	11,603	11,594
<b>Kane County</b>	<b>317,471</b>	<b>319,672</b>	<b>326,412</b>	<b>333,623</b>	<b>341,280</b>	<b>348,595</b>
Algonquin village (pt.)	1,469	1,487	1,543	1,601	1,658	1,716
Aurora city (pt.)	84,745	84,950	87,343	89,972	92,567	95,206
Barrington Hills village (pt.)	151	152	156	159	163	166
Bartlett village (pt.)	11	11	11	11	11	11
Batavia city (pt.)	17,076	17,281	17,602	18,132	18,751	19,357
Burlington village	400	396	371	372	388	363
Carpentersville village	23,049	23,071	23,554	23,553	23,782	23,649
East Dundee village (pt.)	2,718	2,723	2,741	2,797	2,843	2,881
Elburn village	1,275	1,283	1,299	1,318	1,334	1,351
Elgin city (pt.)	61,610	62,129	63,687	65,323	66,763	68,277
Geneva city	12,625	12,824	13,247	13,734	14,188	14,682
Gilberts village	987	1,010	1,059	1,084	1,094	1,124
Hampshire village	1,843	1,853	1,872	1,894	1,912	1,931
Hoffman Estates village (pt.)	0	0	0	0	0	0
Lily Lake village	542	546	556	567	577	588
Maple Park village (pt.)	637	640	644	649	653	657
Montgomery village (pt.)	3,676	3,726	3,623	3,580	3,634	3,654
North Aurora village	6,010	6,076	6,093	6,156	6,378	6,620
Pingree Grove village	138	138	137	136	135	134
St. Charles city (pt.)	22,610	22,917	23,357	23,886	24,336	24,777
Sleepy Hollow village	3,241	3,303	3,356	3,391	3,469	3,541
South Elgin village	7,474	7,514	7,564	7,629	7,866	8,235
Sugar Grove village	2,005	2,046	2,123	2,213	2,285	2,360
Virgil village	319	321	324	328	332	335
Wayne village (pt.)	804	809	820	832	843	854
West Dundee village	3,728	3,830	3,948	4,056	4,183	4,274
Balance of Kane County	58,328	58,636	59,381	60,250	61,116	61,852
<b>Aurora township</b>	<b>101,769</b>	<b>102,128</b>	<b>104,649</b>	<b>107,435</b>	<b>110,398</b>	<b>113,386</b>
Aurora city (pt.)	83,927	84,127	86,513	89,134	91,721	94,352
Montgomery village (pt.)	3,670	3,720	3,617	3,574	3,628	3,648
North Aurora village (pt.)	3,617	3,650	3,707	3,719	3,861	4,010
Balance of Aurora township	10,555	10,631	10,811	11,009	11,188	11,376
Batavia township	20,306	20,552	20,941	21,565	22,346	23,084
Aurora city (pt.)	1	1	1	1	1	1
Batavia city (pt.)	15,357	15,543	15,921	16,433	17,059	17,672
North Aurora village (pt.)	2,393	2,426	2,386	2,437	2,518	2,610
Balance of Batavia township	2,555	2,582	2,633	2,693	2,769	2,801
Big Rock township	1,948	1,952	1,960	1,997	2,014	2,050
Sugar Grove village (pt.)	4	4	5	7	8	9
Balance of Big Rock township	1,944	1,947	1,954	1,990	2,006	2,041
Blackberry township	3,658	3,683	3,732	3,786	3,849	3,910
Elburn village (pt.)	1,150	1,157	1,174	1,191	1,207	1,224
Balance of Blackberry township	2,508	2,526	2,559	2,594	2,642	2,687
Burlington township	1,555	1,557	1,539	1,549	1,573	1,558

Source: U.S. Census Bureau Electronic Release (10/2/95). Prepared by NIPC-RSD, 10/4/95.

POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Area name</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Burlington village	400	396	371	372	388	363
Balance of Burlington township	1,155	1,160	1,168	1,177	1,185	1,193
Campton township	9,473	9,522	9,668	9,845	10,124	10,293
Elburn village (pt.)	125	125	126	127	127	127
Lily Lake village	542	546	556	567	577	588
Balance of Campton township	8,806	8,851	8,986	9,152	9,420	9,578
Dundee township	39,070	39,314	40,111	40,458	40,998	41,199
Algonquin village (pt.)	1,469	1,487	1,543	1,601	1,658	1,716
Barrington Hills village (pt.)	151	152	156	159	163	166
Carpentersville village	23,049	23,071	23,554	23,553	23,782	23,649
East Dundee village (pt.)	2,718	2,723	2,741	2,797	2,843	2,881
Elgin city (pt.)	708	713	727	746	701	714
Gilberts village (pt.)	235	241	246	260	258	267
Hoffman Estates village (pt.)	0	0	0	0	0	0
Sleepy Hollow village	3,241	3,303	3,358	3,391	3,469	3,541
West Dundee village	3,728	3,830	3,948	4,056	4,183	4,274
Balance of Dundee township	3,771	3,794	3,841	3,894	3,941	3,991
Elgin township	72,355	72,893	74,561	76,340	78,090	79,893
Bartlett village (pt.)	11	11	11	11	11	11
Elgin city (pt.)	60,902	61,416	62,960	64,577	66,062	67,563
South Elgin village (pt.)	7,166	7,196	7,269	7,393	7,615	7,952
Balance of Elgin township	4,276	4,271	4,320	4,359	4,402	4,367
Geneva township	15,907	16,132	16,532	17,082	17,553	18,070
Batavia city (pt.)	1,719	1,738	1,681	1,699	1,693	1,685
Geneva city	12,625	12,824	13,247	13,734	14,188	14,682
Balance of Geneva township	1,563	1,570	1,603	1,650	1,673	1,703
Hampshire township	3,398	3,407	3,444	3,414	3,459	3,481
Hampshire village	1,843	1,853	1,872	1,894	1,912	1,931
Balance of Hampshire township	1,555	1,554	1,572	1,520	1,548	1,550
Kaneville township	1,367	1,365	1,393	1,392	1,404	1,427
Plato township	3,469	3,494	3,554	3,619	3,679	3,742
Pingree Grove village (pt.)	55	55	55	54	54	53
Balance of Plato township	3,414	3,439	3,499	3,565	3,626	3,689
Rutland township	2,549	2,578	2,651	2,692	2,732	2,784
Gilberts village (pt.)	752	769	813	824	836	857
Pingree Grove village (pt.)	83	83	82	82	81	80
Balance of Rutland township	1,714	1,726	1,755	1,787	1,816	1,847
St. Charles township	33,230	33,632	34,207	34,858	35,456	36,118
Bartlett village (pt.)	0	0	0	0	0	0
St. Charles city (pt.)	22,610	22,917	23,357	23,886	24,336	24,777
South Elgin village (pt.)	308	318	295	237	251	283
Wayne village (pt.)	804	809	820	832	843	854
Balance of St. Charles township	9,508	9,588	9,735	9,903	10,027	10,204
Sugar Grove township	5,514	5,560	5,568	5,662	5,699	5,798
Aurora city (pt.)	817	821	829	837	845	853
Montgomery village (pt.)	6	6	6	6	6	6
Sugar Grove village (pt.)	2,001	2,042	2,117	2,207	2,278	2,351
Balance of Sugar Grove township	2,690	2,692	2,616	2,612	2,570	2,588
Virgil township	1,903	1,901	1,902	1,928	1,885	1,802
Maple Park village (pt.)	637	640	644	649	653	657
Virgil village	319	321	324	328	332	335
Balance of Virgil township	947	941	933	951	901	810
Lake County	516,418	519,908	530,154	539,731	549,156	559,399
Antioch village	6,105	6,148	6,284	6,431	6,571	6,712
Bannockburn village	1,388	1,392	1,421	1,448	1,470	1,495
Barrington village (pt.)	4,379	4,404	4,482	4,565	4,645	4,724

Source: U.S. Census Bureau Electronic Release (10/2/95). Prepared by NIPC-RSD, 10/4/95.

POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Areaname</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Barrington Hills village (pt.)	698	700	704	737	743	719
Beach Park village	9,492	9,537	9,682	9,875	10,080	10,169
Buffalo Grove village (pt.)	21,915	22,228	23,351	24,262	24,655	25,179
Deerfield village (pt.)	17,327	17,360	17,388	17,344	17,648	17,822
Deer Park village	2,887	2,907	2,973	3,043	3,112	3,180
Fox Lake village (pt.)	7,430	7,442	7,563	7,689	7,886	7,948
Fox River Valley Gardens village (pt.)	99	99	101	102	104	105
Grayslake village	7,388	7,440	7,608	7,788	7,962	8,136
Green Oaks village	2,101	2,111	2,185	2,318	2,354	2,416
Gurnee village	13,715	14,152	15,432	16,525	18,017	19,428
Hainesville village	134	136	143	150	157	164
Hawthorn Woods village	4,423	4,530	4,824	5,050	5,365	5,617
Highland Park city	30,575	30,555	30,400	30,296	29,983	29,309
Highwood city	5,331	5,278	5,141	4,749	4,575	4,386
Indian Creek village	247	248	252	257	261	265
Island Lake village (pt.)	1,983	1,996	2,037	2,081	2,124	2,166
Kildeer village	2,291	2,317	2,321	2,430	2,536	2,678
Lake Barrington village	3,855	3,872	3,919	3,971	4,018	4,065
Lake Bluff village	5,486	5,525	5,729	5,802	6,004	6,125
Lake Forest city	17,836	17,906	18,123	18,325	18,512	18,771
Lakemoor village (pt.)	261	263	270	277	285	292
Lake Villa village	2,851	2,870	2,936	3,006	3,071	3,138
Lake Zurich village	14,927	15,131	15,654	16,535	17,229	17,586
Libertyville village	19,174	19,246	19,255	19,498	19,554	19,757
Lincolnshire village	4,928	4,824	4,534	4,318	4,117	3,955
Lindenhurst village	8,044	8,145	8,508	8,666	8,885	9,153
Long Grove village	4,747	4,772	4,858	4,948	5,032	5,118
Mettawa village	348	351	367	378	406	386
Mundelein village	21,224	21,358	21,663	22,346	23,268	23,995
North Barrington village	1,787	1,829	1,971	2,097	2,267	2,365
North Chicago city	34,978	35,044	34,997	34,738	34,469	34,909
Old Mill Creek village	73	73	75	76	78	79
Park City city	4,677	4,711	5,109	5,054	5,208	5,092
Riverwoods village	2,938	2,942	2,963	3,000	3,010	3,049
Round Lake village	3,550	3,578	3,670	3,768	3,863	3,958
Round Lake Beach village	16,406	16,575	17,043	17,463	17,985	18,821
Round Lake Heights village	1,251	1,276	1,293	1,292	1,291	1,409
Round Lake Park village	4,045	4,105	4,112	4,274	4,396	4,667
Third Lake village	1,248	1,263	1,315	1,370	1,424	1,479
Tower Lakes village	1,333	1,342	1,366	1,382	1,359	1,436
Vernon Hills village	15,319	15,696	16,590	17,344	18,062	18,830
Volo village	193	194	197	201	205	208
Wadsworth village	1,826	1,857	1,964	2,071	2,187	2,270
Wauconda village	6,294	6,386	6,579	6,912	7,178	7,456
Waukegan city	69,481	69,491	69,469	69,248	68,228	67,751
Wheeling village (pt.)	0	0	0	0	0	0
Winthrop Harbor village	6,240	6,309	6,523	6,682	6,810	6,878
Zion city	19,783	19,939	20,386	20,721	21,218	21,436
Balance of Lake County	81,407	82,054	84,425	86,828	89,892	92,345
Antioch township	18,046	18,211	18,584	19,174	19,905	20,578
Antioch village	6,105	6,148	6,284	6,431	6,571	6,712
Fox Lake village (pt.)	982	983	978	973	966	958
Lake Villa village (pt.)	2	2	2	2	2	2
Balance of Antioch township	10,957	11,079	11,320	11,768	12,365	12,905
Avon township	35,995	36,356	37,194	38,147	39,149	40,732
Grayslake village (pt.)	6,894	6,942	7,099	7,266	7,427	7,588
Hainesville village	134	136	143	150	157	164

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POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Area name</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Round Lake village (pt.)	3,496	3,524	3,616	3,713	3,808	3,903
Round Lake Beach village (pt.)	16,402	16,571	17,039	17,459	17,981	18,816
Round Lake Heights village (pt.)	1,251	1,276	1,293	1,292	1,291	1,409
Round Lake Park village (pt.)	4,010	4,070	4,077	4,239	4,361	4,632
Third Lake village (pt.)	963	973	1,008	1,045	1,082	1,119
Balance of Avon township	2,845	2,863	2,921	2,982	3,041	3,100
Benton township	15,807	15,921	16,326	16,624	16,895	17,196
Beach Park village (pt.)	7,300	7,345	7,487	7,639	7,786	7,931
Waukegan city (pt.)	944	935	957	914	883	943
Winthrop Harbor village	6,240	6,309	6,523	6,682	6,810	6,878
Balance of Benton township	1,323	1,331	1,359	1,388	1,416	1,445
Cuba township	14,118	14,238	14,526	14,831	15,130	15,378
Barrington village (pt.)	2,710	2,727	2,778	2,834	2,887	2,939
Barrington Hills village (pt.)	698	700	704	737	743	719
Deer Park village (pt.)	0	0	0	0	0	0
Fox River Valley Gardens village (pt.)	33	33	33	33	33	34
Lake Barrington village (pt.)	3,853	3,870	3,917	3,969	4,016	4,063
North Barrington village (pt.)	1,653	1,695	1,834	1,957	2,124	2,219
Tower Lakes village	1,333	1,342	1,366	1,382	1,359	1,436
Balance of Cuba township	3,838	3,872	3,894	3,919	3,968	3,968
Deerfield township	34,814	34,763	34,480	34,044	33,025	32,759
Deerfield village (pt.)	1,258	1,267	1,297	1,330	1,361	1,393
Highland Park city (pt.)	26,598	26,585	26,386	26,286	25,388	25,257
Highwood city	5,331	5,278	5,141	4,749	4,575	4,386
Lake Forest city (pt.)	1,627	1,634	1,656	1,680	1,701	1,723
Ela township	32,433	32,839	33,777	35,241	36,685	37,621
Barrington village (pt.)	1,669	1,677	1,703	1,731	1,758	1,784
Deer Park village (pt.)	2,887	2,907	2,973	3,043	3,112	3,180
Hawthorn Woods village (pt.)	4,218	4,323	4,608	4,825	5,131	5,374
Kildeer village	2,291	2,317	2,321	2,430	2,536	2,678
Lake Zurich village	14,927	15,131	15,654	16,535	17,229	17,586
Long Grove village (pt.)	1,940	1,945	1,963	1,981	1,994	2,010
North Barrington village (pt.)	134	135	138	141	143	146
Balance of Ela township	4,367	4,405	4,417	4,555	4,781	4,861
Fremont township	14,280	14,401	14,724	15,178	15,530	15,665
Grayslake village (pt.)	0	0	0	0	0	0
Hawthorn Woods village (pt.)	205	207	216	225	234	243
Libertyville village (pt.)	11	11	11	11	11	11
Long Grove village (pt.)	0	0	0	0	0	0
Mundelein village (pt.)	9,373	9,448	9,697	9,963	10,222	10,481
Round Lake Park village (pt.)	35	35	35	35	35	34
Wauconda village (pt.)	104	105	107	110	112	115
Balance of Fremont township	4,552	4,594	4,657	4,834	4,916	4,782
Grant township	14,423	14,476	14,799	15,178	15,632	15,877
Fox Lake village (pt.)	6,448	6,459	6,586	6,716	6,920	6,988
Lakemoor village (pt.)	255	257	263	269	275	281
Round Lake village (pt.)	54	54	54	55	55	55
Volo village (pt.)	30	30	30	30	30	30
Balance of Grant township	7,636	7,676	7,867	8,109	8,352	8,523
Lake Villa township	20,758	20,955	21,871	22,411	22,929	23,498
Lake Villa village (pt.)	2,849	2,868	2,934	3,004	3,069	3,136
Lindenhurst village	8,044	8,145	8,508	8,666	8,885	9,153
Round Lake Beach village (pt.)	4	4	4	4	4	4
Round Lake Heights village (pt.)	0	0	0	0	0	0
Balance of Lake Villa township	9,861	9,938	10,425	10,738	10,971	11,206
Libertyville township	42,436	42,677	43,240	44,141	45,128	45,980
Green Oaks village	2,101	2,111	2,185	2,318	2,354	2,416
Lake Forest city (pt.)	6	6	6	6	6	6

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POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Areaname</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Libertyville village (pt.)	19,163	19,235	19,244	19,487	19,543	19,746
Mettawa village (pt.)	247	248	252	257	261	265
Mundelein village (pt.)	10,506	10,564	10,752	11,022	11,623	12,094
North Chicago city (pt.)	242	244	251	258	265	272
Vernon Hills village (pt.)	4,550	4,647	4,903	5,146	5,307	5,444
Waukegan city (pt.)	285	287	293	300	306	312
Balance of Libertyville township	5,336	5,336	5,354	5,347	5,463	5,424
Newport township	3,561	3,621	3,766	3,924	4,125	4,287
Old Mill Creek village	73	73	75	76	78	79
Wadsworth village (pt.)	1,503	1,531	1,629	1,726	1,834	1,907
Waukegan city (pt.)	0	0	0	0	0	0
Balance of Newport township	1,985	2,016	2,062	2,122	2,213	2,301
Shields township	43,414	43,538	43,671	43,512	43,801	44,542
Lake Bluff village	5,486	5,525	5,729	5,802	6,004	6,125
Lake Forest city (pt.)	8,322	8,352	8,397	8,424	8,467	8,577
North Chicago city (pt.)	26,693	26,740	26,566	26,255	26,258	26,718
Waukegan city (pt.)	0	0	0	0	0	0
Balance of Shields township	2,913	2,922	2,978	3,031	3,073	3,122
Vernon township	51,127	51,695	53,431	55,259	56,825	57,996
Bannockburn village (pt.)	0	0	0	0	0	0
Buffalo Grove village (pt.)	21,915	22,228	23,351	24,262	24,655	25,179
Indian Creek village	247	248	252	257	261	265
Lake Forest city (pt.)	734	730	760	784	785	792
Lincolnshire village (pt.)	4,911	4,807	4,516	4,301	4,099	3,838
Long Grove village (pt.)	2,807	2,827	2,895	2,968	3,038	3,109
Mettawa village (pt.)	101	103	114	121	145	121
Mundelein village (pt.)	1,345	1,346	1,213	1,361	1,423	1,420
Riverwoods village (pt.)	2,317	2,320	2,338	2,377	2,381	2,411
Vernon Hills village (pt.)	10,769	11,049	11,686	12,197	12,754	13,386
Wheeling village (pt.)	0	0	0	0	0	0
Balance of Vernon township	5,981	6,038	6,305	6,631	7,084	7,376
Warren township	34,785	35,414	37,707	39,309	41,588	43,819
Grayslake village (pt.)	494	498	510	522	535	548
Gurnee village (pt.)	13,704	14,141	15,421	16,514	18,008	19,416
Park City city (pt.)	2,966	2,992	3,273	3,229	3,299	3,143
Third Lake village (pt.)	285	290	307	325	342	360
Wadsworth village (pt.)	323	326	335	344	353	363
Waukegan city (pt.)	3,213	3,237	3,316	3,401	3,483	3,565
Balance of Warren township	13,800	13,931	14,546	14,974	15,569	16,424
Wauconda township	12,859	12,994	13,470	13,927	14,456	14,977
Fox River Valley Gardens village (pt.)	66	66	68	69	70	72
Island Lake village (pt.)	1,983	1,996	2,037	2,081	2,124	2,166
Lake Barrington village (pt.)	2	2	2	2	2	2
Lakemoor village (pt.)	6	6	7	8	10	11
Volo village (pt.)	163	164	167	171	175	178
Wauconda village (pt.)	6,190	6,282	6,471	6,802	7,066	7,342
Balance of Wauconda township	4,449	4,478	4,717	4,793	5,010	5,206
Waukegan township	78,185	78,212	78,345	78,175	76,984	76,341
Beach Park village (pt.)	2,192	2,192	2,196	2,235	2,294	2,238
Gurnee village (pt.)	11	11	11	11	11	11
North Chicago city (pt.)	8,043	8,061	8,180	8,225	7,946	7,919
Park City city (pt.)	1,711	1,719	1,836	1,825	1,909	1,949
Waukegan city (pt.)	65,039	65,032	64,903	64,634	63,556	62,931
Balance of Waukegan township	1,189	1,196	1,220	1,244	1,268	1,292
West Deerfield township	29,594	29,657	29,856	29,936	30,351	30,715
Bannockburn village (pt.)	1,388	1,392	1,421	1,448	1,470	1,495
Deerfield village (pt.)	16,069	16,093	16,091	16,014	16,287	16,430
Highland Park city (pt.)	3,977	3,970	4,014	4,010	3,995	4,052

Source: U.S. Census Bureau Electronic Release (10/2/95). Prepared by NIPC-RSD, 10/4/95.

## POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Areaname</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Lake Forest city (pt.)	7,147	7,185	7,303	7,431	7,552	7,674
Lincolnshire village (pt.)	17	17	17	17	17	17
Riverwoods village (pt.)	621	622	625	622	629	638
Balance of West Deerfield township	375	377	385	393	401	409
Zion township	19,783	19,939	20,386	20,721	21,218	21,436
Zion city	19,783	19,939	20,386	20,721	21,218	21,436
 McHenry County	 183,241	 185,250	 192,626	 199,748	 208,079	 215,950
Algonquin village (pt.)	10,224	10,396	10,963	11,641	12,109	12,826
Barrington Hills village (pt.)	1,223	1,236	1,287	1,335	1,391	1,442
Bull Valley village	574	579	600	618	641	661
Cary village	10,043	10,244	11,237	12,037	12,664	13,109
Crystal Lake city	24,696	24,949	26,067	27,034	28,429	29,587
Fox Lake village (pt.)	48	49	52	56	59	63
Fox River Grove village	3,551	3,581	3,664	3,734	4,084	4,176
Fox River Valley Gardens village (pt.)	566	573	599	625	654	681
Harvard city	5,975	6,015	6,218	6,371	6,557	6,668
Hebron village	809	814	818	840	885	863
Holiday Hills village	807	810	840	910	886	910
Huntley village	2,453	2,504	2,654	2,635	2,792	2,812
Island Lake village (pt.)	2,466	2,502	2,644	2,782	2,938	3,084
Johnsburg village	1,529	1,546	1,614	1,677	1,752	1,820
Lake in the Hills village	5,900	5,960	6,212	6,734	7,847	9,558
Lakemoor village (pt.)	904	946	1,062	1,133	1,267	1,408
Lakewood village	1,609	1,616	1,667	1,776	1,893	1,923
McCullom Lake village	1,033	1,054	1,109	1,112	1,111	1,145
McHenry city	16,343	16,486	16,904	17,418	17,723	18,019
Marengo city	4,768	4,808	4,922	5,055	5,117	5,175
Oakwood Hills village	1,676	1,698	1,782	1,862	1,955	2,040
Prairie Grove village	654	668	682	715	751	756
Richmond village	1,018	1,026	1,066	1,104	1,147	1,187
Spring Grove village	1,066	1,086	1,181	1,182	1,234	1,370
Union village	542	543	549	547	571	595
Wonder Lake village	1,024	1,036	1,084	1,129	1,182	1,230
Woodstock city	14,368	14,480	14,701	14,986	15,522	15,872
Balance of McHenry County	67,374	68,044	70,446	72,700	74,920	76,973
 Alden township	 1,457	 1,459	 1,451	 1,444	 1,521	 1,514
Algonquin township	57,746	58,531	61,741	65,146	69,287	73,618
Algonquin village (pt.)	10,210	10,382	10,949	11,627	12,093	12,810
Barrington Hills village (pt.)	1,223	1,236	1,287	1,335	1,391	1,442
Cary village	10,043	10,244	11,237	12,037	12,664	13,109
Crystal Lake city (pt.)	16,175	16,339	17,099	17,756	18,743	19,549
Fox River Grove village	3,551	3,581	3,664	3,734	4,084	4,176
Fox River Valley Gardens village (pt.)	240	244	258	272	287	302
Lake in the Hills village (pt.)	5,900	5,960	6,212	6,734	7,847	9,558
Lakewood village (pt.)	256	255	268	274	303	323
Oakwood Hills village (pt.)	80	81	84	87	91	94
Balance of Algonquin township	10,068	10,209	10,683	11,292	11,784	12,255
Burton township	2,144	2,176	2,298	2,475	2,654	2,869
Fox Lake village (pt.)	48	49	52	56	59	63
Spring Grove village (pt.)	434	438	456	472	491	508
Balance of Burton township	1,662	1,689	1,790	1,947	2,103	2,298
Chemung township	6,660	6,701	6,850	6,972	7,126	7,232
Harvard city (pt.)	5,220	5,255	5,406	5,540	5,676	5,784
Balance of Chemung township	1,440	1,446	1,445	1,432	1,450	1,448
Coral township	2,549	2,567	2,725	2,729	2,761	2,846
Marengo city (pt.)	23	23	23	23	24	24

Source: U.S. Census Bureau Electronic Release (10/2/95). Prepared by NIPC-RSD, 10/4/95.



POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Areaname</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Union village	542	543	549	547	571	595
Balance of Coral township	1,984	2,002	2,152	2,158	2,167	2,228
Dorr township	14,231	14,360	14,702	15,003	15,583	15,921
Bull Valley village (pt.)	249	250	255	259	265	269
Crystal Lake city (pt.)	188	192	205	198	211	216
Woodstock city (pt.)	10,956	11,051	11,293	11,514	11,966	12,286
Balance of Dorrr township	2,838	2,867	2,949	3,032	3,141	3,150
Dunham township	2,001	1,999	2,120	2,115	2,208	2,252
Harvard city (pt.)	755	760	812	831	881	884
Balance of Dunham township	1,246	1,239	1,308	1,284	1,327	1,368
Grafton township	9,946	10,065	10,509	10,842	11,287	11,575
Algonquin village (pt.)	14	14	15	15	15	16
Crystal Lake city (pt.)	3,562	3,602	3,776	3,934	4,142	4,322
Huntley village	2,453	2,504	2,654	2,635	2,792	2,812
Lake in the Hills village (pt.)	0	0	0	0	0	0
Lakewood village (pt.)	1,353	1,361	1,399	1,502	1,590	1,600
Balance of Grafton township	2,564	2,584	2,685	2,756	2,748	2,826
Greenwood township	8,317	8,369	8,407	8,614	8,765	9,000
Bull Valley village (pt.)	156	158	165	172	180	187
Wonder Lake village	1,024	1,036	1,084	1,129	1,182	1,230
Woodstock city (pt.)	3,229	3,242	3,201	3,263	3,353	3,390
Balance of Greenwood township	3,908	3,933	3,957	4,050	4,051	4,194
Hartland township	1,911	1,903	1,973	1,969	1,998	2,008
Woodstock city (pt.)	0	0	0	0	0	0
Balance of Hartland township	1,911	1,903	1,973	1,969	1,998	2,008
Hebron township	1,817	1,827	1,863	1,916	1,944	1,928
Hebron village	809	814	818	840	885	863
Balance of Hebron township	1,008	1,013	1,045	1,076	1,060	1,063
McHenry township	37,034	37,407	38,593	39,641	40,523	41,527
Bull Valley village (pt.)	0	0	0	0	0	0
Johnsburg village	1,529	1,546	1,614	1,677	1,752	1,820
Lakemoor village (pt.)	598	636	734	787	902	1,025
McCullom Lake village	1,033	1,054	1,109	1,112	1,111	1,145
McHenry city (pt.)	13,954	14,074	14,430	14,801	15,047	15,291
Balance of McHenry township	19,920	20,096	20,705	21,262	21,712	22,247
Marengo township	5,723	5,769	5,910	6,001	6,116	6,189
Marengo city (pt.)	4,499	4,532	4,619	4,731	4,804	4,860
Balance of Marengo township	1,224	1,236	1,291	1,270	1,312	1,329
Nunda township	24,759	25,084	26,239	27,457	28,563	29,446
Bull Valley village (pt.)	169	171	179	187	196	205
Crystal Lake city (pt.)	4,771	4,816	4,988	5,146	5,333	5,500
Fox River Valley Gardens village (pt.)	326	329	342	353	367	379
Holiday Hills village	807	810	840	910	886	910
Island Lake village (pt.)	2,466	2,502	2,644	2,782	2,938	3,084
Lakemoor village (pt.)	306	311	328	346	365	383
McHenry city (pt.)	2,389	2,412	2,474	2,617	2,677	2,728
Oakwood Hills village (pt.)	1,596	1,617	1,698	1,775	1,864	1,946
Prairie Grove village	654	668	682	715	751	756
Balance of Nunda township	11,275	11,448	12,065	12,625	13,186	13,555
Richmond township	3,286	3,323	3,487	3,563	3,756	3,965
Richmond village	1,016	1,026	1,066	1,104	1,147	1,187
Spring Grove village (pt.)	632	647	726	710	743	862
Balance of Richmond township	1,638	1,649	1,695	1,749	1,865	1,917
Riley township	1,431	1,470	1,530	1,575	1,635	1,662
Marengo city (pt.)	235	241	267	286	273	274
Balance of Riley township	1,196	1,229	1,263	1,289	1,362	1,388
Seneca township	2,229	2,240	2,229	2,285	2,350	2,400
Marengo city (pt.)	11	11	13	14	16	17

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## POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Area name</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Woodstock city (pt.)	183	186	207	208	203	196
Balance of Seneca township	2,035	2,042	2,009	2,063	2,132	2,187
<b>Will County</b>	<b>357,313</b>	<b>359,291</b>	<b>367,059</b>	<b>374,922</b>	<b>386,484</b>	<b>398,711</b>
Beecher village	2,032	2,040	2,069	2,099	2,143	2,195
Bolingbrook village (pt.)	39,371	39,495	40,443	41,481	42,423	44,790
Braidwood city	3,584	3,603	3,779	3,986	4,261	4,526
Channahon village (pt.)	4,266	4,288	4,546	4,844	6,566	7,602
Crest Hill city	10,999	11,071	11,135	11,292	11,727	12,121
Crete village	6,773	6,811	6,954	7,098	7,297	7,522
Diamond village (pt.)	0	0	0	0	0	0
Elwood village	951	961	1,038	1,129	1,228	1,289
Frankfort village	7,180	7,214	7,340	7,468	7,652	7,863
Godley village (pt.)	272	274	282	290	300	312
Joliet city	77,217	77,371	78,130	78,841	79,058	79,492
Lockport city	9,401	9,451	9,638	9,826	10,088	10,386
Manhattan village	2,059	2,135	2,285	2,414	2,621	2,887
Minooka village (pt.)	804	827	905	1,027	1,128	1,138
Mokena village	6,128	6,248	6,788	7,273	8,348	9,288
Monee village	1,044	1,045	1,068	1,090	1,216	1,337
Naperville city (pt.)	12,420	12,531	12,959	13,393	13,942	14,543
New Lenox village	9,698	9,827	10,241	10,962	11,662	12,080
Park Forest village (pt.)	3,309	3,329	3,420	3,496	3,491	3,519
Pectone village	2,947	2,980	3,217	3,353	3,574	3,731
Plainfield village	4,557	4,581	4,669	4,759	4,884	5,027
Rockdale village	1,717	1,725	1,829	1,773	1,863	1,869
Romeoville village	14,101	14,149	14,316	14,769	14,870	14,775
Sauk Village village (pt.)	0	0	0	0	0	0
Shorewood village	6,264	6,354	6,662	6,823	7,105	7,330
Steger village (pt.)	5,576	5,586	5,529	5,554	5,535	5,605
Symerton village	110	109	101	99	98	98
Tinley Park village (pt.)	81	81	82	83	84	86
University Park village (pt.)	6,204	6,241	6,381	6,522	6,717	6,935
Wilmington city	4,743	4,826	5,084	5,409	5,555	5,683
Woodridge village (pt.)	24	24	24	24	25	25
Balance of Will County	113,481	114,112	116,147	117,743	121,026	124,657
Channahon township	5,386	5,441	5,852	6,256	8,248	9,285
Channahon village (pt.)	3,004	3,017	3,237	3,498	5,172	6,154
Joliet city (pt.)	11	11	11	11	11	12
Minooka village (pt.)	804	827	905	1,027	1,128	1,138
Balance of Channahon township	1,567	1,586	1,698	1,719	1,937	1,982
Crete township	21,203	21,259	21,417	21,698	22,000	22,456
Crete village	6,773	6,811	6,954	7,098	7,297	7,522
Park Forest village (pt.)	868	877	878	891	873	925
Sauk Village village (pt.)	0	0	0	0	0	0
Steger village (pt.)	5,576	5,586	5,529	5,554	5,535	5,605
University Park village (pt.)	151	151	153	154	157	161
Balance of Crete township	7,837	7,833	7,903	8,001	8,138	8,243
Custer township	1,110	1,087	1,043	990	962	937
Wilmington city (pt.)	0	0	0	0	0	0
Balance of Custer township	1,110	1,087	1,043	990	962	937
Du Page township	55,471	55,685	56,973	58,538	59,875	62,526
Bolingbrook village (pt.)	39,371	39,495	40,443	41,481	42,423	44,790
Naperville city (pt.)	7,094	7,148	7,355	7,566	7,840	8,143
Romeoville village (pt.)	8,189	8,218	8,326	8,617	8,705	8,650
Woodridge village (pt.)	24	24	24	24	25	25
Balance of Du Page township	793	800	825	850	883	919

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POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Area name</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Florence township	720	720	718	712	731	729
Symerton village	110	109	101	99	98	98
Wilmington city (pt.)	116	117	120	123	127	131
Balance of Florence township	494	495	498	490	506	500
Frankfort township	25,755	26,155	27,498	28,981	31,270	33,525
Frankfort village	7,180	7,214	7,340	7,468	7,652	7,863
Mokena village (pt.)	6,128	6,248	6,788	7,273	8,348	9,288
Tinley Park village (pt.)	81	81	82	83	84	86
Balance of Frankfort township	12,366	12,611	13,288	14,157	15,185	16,288
Green Garden township	1,722	1,732	1,769	1,806	1,857	1,916
Homer township	21,464	21,604	22,009	22,006	22,384	23,171
Lockport city (pt.)	14	14	15	16	18	19
Balance of Homer township	21,450	21,590	21,993	21,989	22,367	23,152
Jackson township	2,700	2,704	2,757	2,852	2,941	3,034
Elwood village	951	951	1,038	1,129	1,228	1,289
Balance of Jackson township	1,749	1,743	1,719	1,723	1,714	1,744
Joliet township	84,243	84,368	85,028	85,418	85,452	85,403
Crest Hill city (pt.)	665	675	663	674	718	744
Joliet city (pt.)	67,853	67,954	68,498	68,994	68,893	68,986
New Lenox village (pt.)	9	9	9	9	9	9
Rockdale village	1,717	1,725	1,829	1,773	1,863	1,869
Balance of Joliet township	13,999	14,002	14,028	13,957	13,989	13,794
Lockport township	32,309	32,470	32,891	33,524	34,413	35,250
Crest Hill city (pt.)	9,111	9,164	9,204	9,314	9,659	9,975
Joliet city (pt.)	0	0	0	0	0	0
Lockport city (pt.)	9,387	9,437	9,623	9,810	10,070	10,367
Romeoville village (pt.)	5,912	5,931	5,990	6,153	6,164	6,125
Balance of Lockport township	7,899	7,939	8,075	8,247	8,519	8,783
Manhattan township	3,963	4,038	4,223	4,392	4,599	4,878
Manhattan village	2,059	2,135	2,285	2,414	2,621	2,887
Balance of Manhattan township	1,904	1,902	1,939	1,978	1,978	1,992
Monee township	11,074	11,132	11,341	11,532	11,860	12,153
Monee village	1,044	1,045	1,068	1,090	1,216	1,337
Park Forest village (pt.)	2,443	2,452	2,542	2,605	2,618	2,594
University Park village (pt.)	6,053	6,090	6,228	6,368	6,559	6,775
Balance of Monee township	1,534	1,545	1,503	1,469	1,467	1,448
New Lenox township	20,716	20,952	21,612	22,633	23,648	24,327
Joliet city (pt.)	77	78	80	83	86	90
Mokena village (pt.)	0	0	0	0	0	0
New Lenox village (pt.)	9,689	9,818	10,232	10,953	11,653	12,071
Balance of New Lenox township	10,950	11,056	11,300	11,597	11,909	12,166
Pectone township	3,613	3,642	3,827	3,955	4,156	4,299
Pectone village (pt.)	2,786	2,818	3,048	3,178	3,390	3,539
Balance of Pectone township	827	824	780	777	766	759
Plainfield township	15,392	15,434	15,882	16,099	16,974	18,197
Crest Hill city (pt.)	326	329	339	349	362	377
Joliet city (pt.)	540	537	538	538	568	588
Plainfield village (pt.)	4,552	4,576	4,664	4,754	4,879	5,022
Balance of Plainfield township	9,974	9,993	10,341	10,458	11,164	12,210
Reed township	4,086	4,108	4,294	4,510	4,799	5,081
Braidwood city (pt.)	3,581	3,600	3,776	3,983	4,257	4,523
Diamond village (pt.)	0	0	0	0	0	0
Godley village (pt.)	272	274	282	290	300	312
Wilmington city (pt.)	12	12	12	12	12	12
Balance of Reed township	221	222	224	226	230	234
Troy township	21,642	21,796	22,397	22,863	23,513	24,122
Channahon village (pt.)	1,262	1,272	1,308	1,346	1,394	1,448
Crest Hill city (pt.)	897	904	929	954	988	1,025

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POPULATION OF MUNICIPALITIES, TOWNSHIPS, AND TOWNSHIP PARTS IN NE ILLINOIS, 1990-1994

<u>Areaname</u>	<u>April 1990 Corrected Census</u>	<u>July 1990</u>	<u>July 1991</u>	<u>July 1992</u>	<u>July 1993</u>	<u>July 1994</u>
Joliet city (pt.)	8,736	8,792	9,002	9,215	9,499	9,816
Shorewood village	6,264	6,354	6,662	6,823	7,105	7,330
Balance of Troy township	4,483	4,475	4,496	4,526	4,527	4,503
Washington township	3,724	3,740	3,734	3,717	3,750	3,798
Beecher village	2,032	2,040	2,069	2,099	2,143	2,195
Balance of Washington township	1,692	1,699	1,665	1,618	1,607	1,603
Wesley township	2,540	2,569	2,590	2,618	2,654	2,655
Wilmington city (pt.)	14	14	15	16	18	19
Balance of Wesley township	2,526	2,555	2,575	2,602	2,637	2,636
Wheatland township	10,746	10,840	11,203	11,571	12,038	12,549
Naperville city (pt.)	5,326	5,383	5,604	5,827	6,102	6,399
Plainfield village (pt.)	5	5	5	5	5	5
Balance of Wheatland township	5,415	5,452	5,595	5,739	5,931	6,144
Will township	1,323	1,330	1,294	1,272	1,275	1,242
Peotone village (pt.)	161	183	169	175	183	192
Balance of Will township	1,162	1,167	1,125	1,097	1,092	1,050
Wilmington township	5,736	5,814	6,056	6,348	6,467	6,570
Braidwood city (pt.)	3	3	3	3	3	3
Diamond village (pt.)	0	0	0	0	0	0
Wilmington city (pt.)	4,601	4,683	4,937	5,258	5,398	5,520
Balance of Wilmington township	1,132	1,128	1,116	1,087	1,066	1,047
Wilton township	675	675	655	630	615	607



# **northeastern illinois planning commission**

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## **PRELIMINARY FORECASTS OF 2020 POPULATION, HOUSEHOLDS AND EMPLOYMENT**

**Pardon our dust!!** On August 27, 1996, the Commission's Policy/Forecast Committee authorized staff to begin mailing preliminary 2020 forecasts to local officials for purposes of obtaining their advice and counsel concerning needed revisions. This means that the preliminary results contained in the attached three tables are **works under construction**. The Commission will not consider their endorsement until an extensive process of review with and response to local officials has been completed. Final endorsement is not scheduled until June 1997.

The current set of forecasts began with the March 1994 Commission endorsement of regionwide totals for 2020 population and employment. In forecasting a 1990 to 2020 growth of 1.8 million people and 1.4 million jobs, the Commission foresaw a return to pre-1970 population growth and a continuation of the 1970 to 1990 expansion in the region's job base.

Recognizing that the future distribution of housing and jobs in the region would be the result of not only market forces but also of critical public policy decisions, the next step in the process involved examination of alternative forecast scenarios. The results of this step are summarized in Table 1 which shows employment and household forecasts for Chicago, each of the collar counties and portions of suburban Cook County under three very different sets of regional assumptions. One scenario assumes construction of the South Suburban Airport and the supporting ground transportation network. A second scenario assumes a continuation of the regional land use pattern of decentralization. The third scenario achieves a modest level of stability in the region's older areas by assuming agricultural protection, infill and redevelopment in the already developed portions of the region, and intensive redevelopment around selected rail stations. The second and third scenario both assume accommodation of growth in air service demand at existing airports and the existing transportation system supplemented only by the south extension of I-355 to I-80.

Based on these three options, three quarter section allocations have been prepared. However, for purposes of finding what local officials know about pending development and how they see the future of their communities, a single reference forecast for municipalities has been generated. These results are provided in Tables 2 and 3. These tables do not include municipalities or portions of municipalities in DuPage County. The County Development Department will be working with DuPage municipalities to achieve concurrence on municipal forecasts. In the balance of the six county area, NIPC staff will be meeting with municipalities from mid-September through mid-November.

**The final results could be substantially different from those shown in the attached tables.** First, as the 2020 Regional Transportation Plan evolves, the distribution of jobs and housing could change in response to the addition of new transportation facilities. Second, Commission considerations concerning the feasibility of potential tools to modify trends could result in alternative regional policy assumptions that in turn would alter local level forecasts. Finally, the discussions with the municipalities should lead to different assumptions that could change the local forecasts. Possible revisions recognizing all three influences will be made before the forecasts are finalized.

For additional information, please contact Max Dieber, the Commission's Director of Research Services, at 312-454-0400.

September 16, 1996

**TABLE 1**  
**FORECAST SCENARIOS AS BASE FOR JULY 1998 QTR SECTION ALLOCATIONS**  
**(as of 8/12/98)**

<b>EMPLOYMENT</b>	<b>Region</b>	<b>Chicago</b>	<b>Total SubCook</b>	<b>North SubCook</b>	<b>NWest SubCook</b>	<b>West SubCook</b>	<b>SWest SubCook</b>	<b>South SubCook</b>	<b>DuPage</b>	<b>Kane</b>	<b>Lake</b>	<b>McHenry</b>	<b>Will</b>
Baseline													
1980	3,388,230	1,555,601	1,120,954	288,722	229,508	375,637	89,591	137,498	293,104	118,139	160,812	48,848	90,974
1990	3,845,018	1,465,570	1,310,017	332,079	332,218	357,202	128,603	181,915	530,691	145,200	228,604	65,533	99,403
2020													
Decentralization	5,280,929	1,380,959	1,918,032	420,333	540,498	450,884	237,840	268,500	812,019	262,095	471,233	145,941	290,850
S. Suburb. Airport	5,279,999	1,712,190	1,784,585	379,814	474,995	399,600	205,508	324,669	785,675	223,342	331,610	89,481	352,935
Infill, Agr. Prot.	5,280,013	1,771,865	1,788,404	393,693	488,951	441,504	208,053	258,202	730,044	219,820	419,209	112,561	238,110
Per Decade Change													
1980-90	456,788	(90,031)	189,063	43,357	102,710	(18,435)	37,012	24,419	237,587	27,061	67,792	16,887	8,429
1990-20													
Decentralization	478,637	(28,204)	202,672	29,418	69,426	31,221	37,079	35,528	93,776	38,965	80,876	26,803	63,749
S. Suburb. Airport	478,327	82,207	158,189	15,912	47,592	14,133	26,302	54,251	85,061	26,047	34,335	7,976	84,511
Infill, Agr. Prot.	478,332	102,098	159,462	20,538	51,578	28,101	27,150	32,098	68,451	24,873	63,535	15,876	48,238
<b>HOUSEHOLDS</b>													
Baseline													
1980	2,482,808	1,094,030	784,235	155,084	157,504	228,839	93,811	151,216	220,705	93,353	138,713	48,770	103,001
1990	2,616,017	1,020,916	854,339	162,152	202,203	228,893	109,085	154,006	279,354	107,265	174,018	63,044	117,081
2020													
Decentralization	3,421,130	1,098,862	1,049,857	185,652	274,136	241,195	149,995	198,879	417,895	201,530	288,443	110,414	258,130
S. Suburb. Airport	3,424,441	1,103,209	1,036,032	188,811	249,477	258,029	147,548	194,167	393,462	199,717	300,151	127,868	264,004
Infill, Agr. Prot.	3,424,445	1,223,302	1,008,760	181,857	242,051	248,312	144,368	182,171	382,883	181,110	290,672	108,153	231,564
Per Decade Change													
1980-90	133,209	(73,114)	70,104	7,068	44,699	54	15,474	2,790	58,649	13,912	35,305	14,274	14,080
1990-20													
Decentralization	268,371	25,982	65,173	7,833	23,978	4,767	13,637	14,958	48,180	31,422	37,475	15,790	48,350
S. Suburb. Airport	269,475	27,431	60,564	8,888	15,758	9,712	12,821	13,387	38,038	30,817	42,044	21,807	48,974
Infill, Agr. Prot.	269,478	67,462	50,807	6,568	13,283	6,473	11,781	12,722	34,510	24,615	38,885	15,038	38,161

**Township Components of Suburban Cook:**

North - Evanston, Maine, New Trier, Niles, Northfield  
Northwest - Barrington, Elk Grove, Hanover, Palatine, Schaumburg, Wheeling  
West - Berwyn, Cicero, Leyden, Lyons, Norwood Park, Oak Park, Proviso, River Forest, Riverside, Stickney  
Southwest - Calumet, Lemont, Orland, Palos, Worth  
South - Bloom, Bremen, Rich, Thornton

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 (Excluding municipalities located entirely in DuPage County)

Municipality	Population					Households	
	April 1990 Census	July 94 Census Estimate	Special Census Certified Count	Date of Census	NIPC 08/96 2020 Forecast	April 1990 Census	NIPC 8/23/96 2020 Forecast
ALGONQUIN	11,663	14,542	14,737	8/93	31,526	3,875	11,096
ALSIP	18,227	19,257			23,035	6,716	8,863
ANTIOCH	6,105	6,712			13,481	2,234	5,120
ARLINGTON HEIGHTS	75,460	77,438			80,394	28,810	32,633
AURORA (non-DuPage)	84,770	95,206			118,215	28,280	42,309
BANNOCKBURN	1,388	1,495			3,488	301	1,075
BARRINGTON	9,504	9,830			12,440	3,508	4,755
BARRINGTON HILLS	4,202	4,629			15,222	1,366	5,432
BARTLETT (non-DuPage)	7,287	11,780	9,610	7/95	14,240	2,819	5,687
BATAVIA (non-DuPage)	17,076	19,357	20,236	7/93	28,148	6,225	10,353
BEACH PARK	9,513	10,169			15,622	3,321	5,882
BEDFORD PARK	566	577			2,425	214	866
BEECHER	2,032	2,195			3,142	743	1,151
BELLWOOD	20,241	21,722			19,781	6,270	6,683
BENSENVILLE (non-DuPage)	0	0			0	0	0
BERKELEY	5,137	5,188			5,013	1,898	1,976
BERWYN	45,426	46,751			44,925	19,298	20,017
BLUE ISLAND	21,203	21,762			23,073	7,934	9,117
BOLINGBROOK (non-DuPage)	39,371	44,790	45,919	6/95	79,306	11,996	25,933
BRAIDWOOD	3,584	4,526			6,116	1,205	2,242
BRIDGEVIEW	14,402	14,705			15,583	5,234	5,914
BROADVIEW	8,713	8,816			8,146	3,374	3,406
BROOKFIELD	18,876	19,270			19,189	7,499	8,016
BUFFALO GROVE	36,427	39,806	40,273	7/94	55,972	13,335	21,238
BULL VALLEY	574	661			3,090	195	1,096
BURBANK	27,600	28,494			31,293	9,171	10,984
BURLINGTON	400	363			652	149	252
BURNHAM	3,916	4,275			3,818	1,367	1,456
BURR RIDGE (non-DuPage)	3,073	3,482	8,778*	10/95	5,428	978	2,122
CALLUMET CITY	37,840	38,223			40,506	15,434	17,230
CALLUMET PARK	8,418	8,881			8,557	2,948	3,201
CARPENTERSVILLE	23,049	23,649			35,804	6,904	11,721
CARY	10,043	13,109	13,487	5/93	20,569	3,334	7,537
CHANNAHAN	4,266	7,602	5,256	12/93	10,784	1,318	3,606
CHICAGO	2,783,726	2,731,743			2,939,432	1,025,174	1,145,239
CHICAGO HEIGHTS	33,072	33,713			37,315	10,932	13,075
CHICAGO RIDGE	13,643	14,000			13,794	5,334	5,513
CICERO	67,436	74,823			65,140	23,179	24,034
COUNTRY CLUB HILLS	15,431	16,556			24,236	4,775	8,096
COUNTRYSIDE	5,716	6,015			7,865	2,492	3,581
CREST HILL	10,643	12,121			16,019	3,502	4,968
CRESTWOOD	10,823	11,163			14,297	4,080	5,502

\* Special census result for entire municipality; non-DuPage County part not available. Prepared by NIPC-RSD, 8/23/96.

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	April 1990 Census	July 94 Census Estimate	Special Census Certified Count	Census Date of Census	NIPC 08/96 2020 Forecast	April 1990 Census	NIPC 8/23/96 2020 Forecast
CRETE	6,773	7,522			18,475	2,435	7,000
CRYSTAL LAKE	24,512	29,587	28,016	7/92	57,501	8,651	20,970
DEER PARK	2,887	3,180			4,787	897	1,582
DEERFIELD	17,327	17,822			22,978	5,892	8,293
DES PLAINES	53,223	52,896			70,207	19,990	28,563
DIAMOND (Will only)	0	0			149	0	60
DIXMOOR	3,647	3,654			4,000	1,349	1,628
DOLTON	23,930	25,256			24,895	8,337	9,108
EAST DUNDEE	2,721	2,884			4,445	1,000	1,653
EAST HAZEL CREST	1,570	1,778			1,737	581	676
ELBURN	1,275	1,351			3,058	460	1,111
ELGIN	77,010	85,339			122,333	26,865	45,036
ELK GROVE VILLAGE (non-DuPage)	33,429	34,027			41,169	12,002	16,021
ELMWOOD PARK	23,206	23,558			24,119	9,474	10,361
ELWOOD	951	1,289			2,279	352	863
EVANSTON	73,233	73,433			78,732	27,954	30,624
EVERGREEN PARK	20,874	21,024			20,445	7,546	7,884
FLOSSMOOR	8,651	9,494			10,301	2,970	3,760
FORD HEIGHTS	4,259	4,580			5,901	1,024	1,622
FOREST PARK	14,918	15,041			14,684	7,454	7,618
FOREST VIEW	743	779			1,298	292	580
FOX LAKE	7,478	8,009			14,954	3,242	6,422
FOX RIVER GROVE	3,551	4,176	4,257	9/93	7,502	1,279	2,884
FOX RIVER VALLEY GARDENS	665	786			2,435	236	906
FRANKFORT	7,180	7,863	8,239	3/94	32,265	2,221	10,664
FRANKLIN PARK	18,485	17,896			19,939	6,532	7,400
GENEVA	12,617	14,682	16,578	7/94	34,319	4,584	12,399
GILBERTS	987	1,124			5,861	290	2,009
GLENCOE	8,499	8,705			9,005	3,061	3,440
GLENVIEW	37,093	37,836			54,684	13,348	21,882
GLENWOOD	9,289	9,249			10,901	3,237	4,041
GODLEY (Will only)	272	312			469	97	172
GOLF	454	496			474	155	170
GRAYSLAKE	7,388	8,136	14,745	10/95	21,996	2,897	9,137
GREEN OAKS	2,101	2,416			4,202	654	1,474
GREENWOOD	203	NA			472	NA	184
GURNEE	13,701	19,428	17,031	3/93	41,104	5,360	16,847
HAINESVILLE	134	164			889	38	321
HAMPSHIRE	1,843	1,931	2,137	9/94	3,470	643	1,262
HANOVER PARK (non-DuPage)	18,662	19,702	35,579*	6/94	19,702	5,497	6,170
HARVARD	5,975	6,668	6,567	4/94	7,967	2,150	3,042
HARVEY	29,771	30,651			33,111	9,052	10,628

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Municipality	Population				Households	
	April 1990 Census	July 94 Census Estimate	Special Census Certified Count	Date of Census	NIPC 08/96 2020 Forecast	NIPC 8/23/96 2020 Forecast
HARWOOD HEIGHTS	7,680	7,698			9,065	4,108
HAWTHORN WOODS	4,423	5,617			12,705	4,355
HAZEL CREST	13,334	14,049			16,853	5,898
HEBRON	809	863			1,083	426
HICKORY HILLS	13,021	13,446			14,592	5,643
HIGHLAND PARK	30,575	29,309			37,196	14,061
HIGHWOOD	5,331	4,386			5,600	2,202
HILLSIDE	7,672	7,757			9,023	3,385
HINSDALE (non-DuPage)	2,073	2,070			2,390	843
HODGKINS	1,963	1,967			2,294	971
HOFFMAN ESTATES	46,561	48,625			60,023	22,261
HOLIDAY HILLS	807	910			1,498	534
HOMETOWN	4,769	4,808			4,428	2,002
HOMewood	19,278	20,061			22,594	8,924
HUNTLEY	2,453	2,812			8,712	3,172
INDIAN CREEK	247	265			1,508	574
INDIAN HEAD PARK	3,503	3,755			4,493	1,849
INVERNESS	6,503	7,564			10,201	3,665
ISLAND LAKE	4,449	5,250	7,611	2/96	11,559	4,400
JOHNSBURG	1,529	1,820	4,631	11/92	7,235	2,476
JOLIET	76,836	79,492			119,852	43,736
JUSTICE	11,137	12,086			12,696	5,033
KENILWORTH	2,402	2,521			2,335	845
KILDEER	2,257	2,678			5,756	1,917
LAGRANGE	15,362	15,885			15,980	5,817
LAGRANGE PARK	12,861	12,980			12,674	5,197
LAKE BARRINGTON	3,855	4,065			11,500	4,607
LAKE BLUFF	5,513	6,125			11,900	3,268
LAKE FOREST	17,836	18,771			26,667	9,388
LAKE IN THE HILLS	5,866	9,558	8,927	12/93	26,076	9,291
LAKE VILLA	2,857	3,138			9,177	3,501
LAKE ZURICH	14,947	17,586			21,313	7,298
LAKEMOOR	1,322	1,700			6,442	2,375
LAKEWOOD	1,609	1,923			3,350	1,183
LANSING	28,086	29,396			34,037	13,845
LEMONT (non-DuPage)	7,348	9,643	9,586	11/94	24,114	8,546
LIBERTYVILLE	19,174	19,757			24,171	8,831
LILY LAKE	542	588			1,238	407
LINCOLNSHIRE	4,931	3,955			10,390	3,742
LINCOLNWOOD	11,365	12,168			13,565	5,189
LINDENHURST	8,038	9,153	9,163	12/95	15,174	5,218
LOCKPORT	9,401	10,386			31,582	11,582

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LONG GROVE	4,740	5,118			13,284	1,337	4,476
LYNWOOD	6,535	7,874	7,254	10/95	13,724	2,235	5,149
LYONS	9,828	10,040			11,761	3,943	4,921
MANHATTAN	2,059	2,887	2,525	1/94	5,457	734	1,981
MAPLE PARK (Kane only)	637	657			809	229	308
MARENGO	4,768	5,175			6,262	1,851	2,536
MARKHAM	13,136	13,262			17,670	3,821	5,727
MATTESON	11,378	12,389			24,306	3,673	8,780
MAYWOOD	27,139	27,513			25,759	8,036	8,152
MCCOOK	235	262			832	101	358
MCCULLOM LAKE	1,033	1,145			1,730	349	630
MCHENRY	16,177	18,019	18,180	7/93	29,732	5,894	11,127
MELROSE PARK	20,859	20,644			19,587	7,554	7,731
MERRIONETTE PARK	2,065	2,171			2,264	954	1,054
METTAWA	348	386			3,526	120	1,254
MIDLOTHIAN	14,372	14,972			14,791	4,894	5,489
MINOOKA (Will only)	804	1,138	1,322	7/95	3,120	213	1,035
MOKENA	6,128	9,288	10,058	7/94	21,501	2,041	7,609
MONEE	1,044	1,337			10,517	406	3,951
MONTGOMERY (Kane only)	3,675	3,648	3,754	12/93	8,490	1,447	3,409
MORTON GROVE	22,408	22,303			23,229	8,124	8,793
MOUNT PROSPECT	53,170	53,605			53,829	20,281	22,637
MUNDELEIN	21,215	23,995	23,722	6/93	36,486	7,120	13,233
NAPERVILLE (non-DuPage)	12,420	14,543	19,221	6/94	59,268	3,584	19,036
NEW LENOX	9,627	12,080	12,692	2/96	26,370	3,313	9,486
NILES	28,284	29,451			42,360	10,776	16,736
NORRIDGE	14,459	14,079			15,100	5,456	5,959
NORTH AURORA	5,940	6,620	7,620	5/95	14,927	2,224	5,706
NORTH BARRINGTON	1,787	2,365			3,524	595	1,276
NORTH CHICAGO	34,978	34,909			49,273	7,142	9,964
NORTH RIVERSIDE	6,005	6,001			5,896	2,796	2,858
NORTHBROOK	32,308	33,476			48,028	11,391	17,906
NORTHFIELD	4,635	4,744			7,336	1,800	3,043
NORTHLAKE	12,505	12,638			13,140	4,228	4,629
OAK FOREST	26,203	28,016			31,313	8,865	10,765
OAK LAWN	56,182	56,690			55,354	21,459	22,618
OAK PARK	53,648	54,385			49,621	22,607	22,606
OAKWOOD HILLS	1,498	2,040			3,289	491	1,135
OLD MILL CREEK	73	79			414	25	150
OLYMPIA FIELDS	4,248	4,445			7,161	1,390	2,587
ORLAND HILLS	5,510	5,902	6,038	9/93	8,691	1,719	2,758
ORLAND PARK	35,720	43,918	44,628	6/95	84,570	12,096	30,343

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PALATINE	39,253	39,985			58,833	15,158	24,360
PALOS HEIGHTS	11,478	11,689			15,355	3,890	5,350
PALOS HILLS	17,803	18,165			21,045	6,725	8,474
PALOS PARK	4,199	4,117			6,438	1,399	2,286
PARK CITY	4,677	5,092			5,437	1,956	2,155
PARK FOREST	24,656	25,297			26,021	9,119	10,251
PARK RIDGE	36,175	36,454			34,485	13,466	13,943
PEOTONE	2,947	3,731			7,192	1,088	2,771
PHOENIX	2,217	2,208			2,286	718	774
PINGREE GROVE	138	134			266	55	106
PLAINFIELD	4,557	5,027	5,672	11/93	24,764	1,647	8,876
POSEN	4,226	4,454			5,326	1,554	1,947
PRAIRIE GROVE	654	756			4,199	215	1,483
PROSPECT HEIGHTS	15,239	15,635			15,560	6,038	6,955
RICHMOND	1,016	1,187			1,687	401	662
RIGHTON PARK	10,523	11,514			19,971	3,858	7,877
RINGWOOD	520	NA			728	NA	275
RIVER FOREST	11,669	11,980			12,091	4,073	4,380
RIVER GROVE	9,961	9,981			10,699	4,297	4,769
RIVERDALE	13,671	14,976			15,987	5,345	6,301
RIVERSIDE	8,774	9,050			8,415	3,533	3,642
RIVERWOODS	2,868	3,049			3,982	887	1,399
ROBBINS	7,498	7,590			8,465	2,148	2,684
ROCKDALE	1,709	1,869			1,630	703	730
ROLLING MEADOWS	22,591	22,952			22,916	8,237	9,062
ROMEOVILLE	14,074	14,775			43,533	3,890	13,901
ROSELLE (non-DuPage)	3,320	3,419			4,823	1,323	1,706
ROSEMONT	3,995	3,584			6,098	1,726	2,658
ROUND LAKE	3,550	3,958			13,433	1,301	5,199
ROUND LAKE BEACH	16,434	18,821			26,766	4,902	8,720
ROUND LAKE HEIGHTS	1,251	1,409			2,009	358	668
ROUND LAKE PARK	4,045	4,667			15,511	1,291	5,627
SAINT CHARLES (non-DuPage)	22,491	24,777	25,276	8/94	38,706	8,130	14,573
SAUK VILLAGE	9,926	10,374			17,137	2,838	5,549
SCHAUMBURG (non-DuPage)	68,586	73,521			99,058	27,589	40,750
SCHILLER PARK	11,189	10,967			15,930	4,183	6,352
SHOREWOOD	6,264	7,330			12,363	1,976	4,176
SKOKIE	59,432	58,980			63,785	22,708	25,426
SLEEPY HOLLOW	3,241	3,541			5,495	1,030	1,879
SOUTH BARRINGTON	2,937	3,760			7,366	828	2,476
SOUTH CHICAGO HEIGHTS	3,597	3,858			4,331	1,427	1,758
SOUTH ELGIN	7,474	8,235	10,658	10/95	13,176	2,453	4,647

\* Special census result for entire municipality; non-DuPage County part not available. Prepared by NIPC-RSD, 8/23/96.

# WORKING DRAFT

## FOR REVIEW AND COMMENT

**TABLE 2**  
**PRELIMINARY 2020 POPULATION AND HOUSEHOLD FORECAST**  
**FOR MUNICIPALITIES IN NORTHEASTERN ILLINOIS**  
(Excluding municipalities located entirely in DuPage County)

Municipality	Population					Households	
	April 1990 Census	July 94 Census Estimate	Special Census Certified Count	Date of Census	NIPC 08/96 2020 Forecast	April 1990 Census	NIPC 8/23/96 2020 Forecast
SOUTH HOLLAND	22,105	21,673			22,811	7,437	8,282
SPRING GROVE	1,066	1,370	1,800	5/93	4,243	323	1,522
STEGER	8,584	8,749			10,831	3,293	4,357
STICKNEY	5,678	6,008	5,849	10/92	6,179	2,186	2,456
STONE PARK	4,383	4,374			4,309	1,276	1,331
STREAMWOOD	30,987	35,116	33,705	8/95	43,632	9,931	14,945
SUGAR GROVE	2,005	2,360	2,703	4/95	9,156	677	3,404
SUMMIT	9,971	10,109			11,547	3,356	4,233
SYMERTON	110	98			253	33	83
THIRD LAKE	1,248	1,479			2,142	403	766
THORNTON	2,778	2,772			3,065	1,029	1,187
TINLEY PARK	37,121	41,092	42,328	8/95	56,313	12,678	20,111
TOWER LAKES	1,333	1,436			1,557	424	545
TROUT VALLEY	612	NA			928	NA	323
UNION	542	595			662	197	251
UNIVERSITY PARK	6,204	6,835			17,463	2,068	5,875
VERNON HILLS	15,319	18,830			28,005	5,880	11,051
VIRGIL	319	335			445	NA	157
VOLO	193	208			578	NA	239
WADSWORTH	1,826	2,270	2,522	8/93	4,536	582	1,621
WAUCONDA	6,294	7,456			13,016	2,409	5,095
WAUKEGAN	69,392	67,751			85,825	24,545	32,518
WAYNE (non-DuPage)	823	854	842	5/94	4,328	287	1,403
WEST DUNDEE	3,728	4,274	4,743	3/95	7,782	1,475	3,095
WESTCHESTER	17,301	17,330			16,899	6,834	7,108
WESTERN SPRINGS	11,984	12,464			13,346	4,295	5,004
WHEELING	29,911	30,863			35,399	12,468	15,178
WILLOW SPRINGS	4,509	4,649			9,555	1,607	3,942
WILMETTE	26,690	27,547			27,997	9,720	10,631
WILMINGTON	4,743	5,683			7,732	1,783	3,042
WINNETKA	12,174	12,899			12,858	4,283	4,760
WINTHROP HARBOR	6,240	6,878			9,377	2,057	3,299
WONDER LAKE	1,024	1,230			1,696	328	596
WOODRIDGE (non-DuPage)	24	25	0	8/94	172	8	59
WOODSTOCK	14,353	15,872	16,179	4/94	21,784	5,369	8,477
WORTH	11,208	11,578			11,564	4,393	4,650
ZION	19,775	21,436	20,792	8/95	27,846	6,535	9,744

Note: Only the Northeastern Illinois parts of municipalities are shown.

\* Special census result for entire municipality; non-DuPage County part not available. Prepared by NIPC-RSD, 8/23/96.

# WORKING DRAFT

## FOR REVIEW AND COMMENT

**TABLE 3**  
**EMPLOYMENT ALLOCATED TO MUNICIPAL AREAS\***  
(as of 8/26/96)

<u>PLACES OF WORK</u>	<u>1990</u>	<u>PRELIM. 2020</u>	<u>CHANGE</u>
ALGONQUIN	2,282	8,666	6,384
ALSIP	16,133	23,676	7,543
ANTIOCH	3,791	6,658	2,867
ARLINGTON HEIGHTS	52,719	67,397	14,678
AURORA (non-DuPage)	37,613	47,677	10,064
BANNOCKBURN	3,121	3,456	335
BARRINGTON	7,791	11,742	3,951
BARRINGTON HILLS	2,280	5,345	3,065
BARTLETT (non-DuPage)	3,076	9,644	6,568
BATAVIA (non-DuPage)	8,754	15,337	6,583
BEACH PARK	824	962	138
BEDFORD PARK	16,350	19,448	3,098
BEECHER	514	2,089	1,575
BELLWOOD	7,944	8,147	203
BENSENVILLE (non-DuPage)	1,417	1,783	366
BERKELEY	4,009	4,145	136
BERWYN	12,471	13,215	744
BLUE ISLAND	8,356	11,969	3,613
BOLINGBROOK (non-DuPage)	6,547	23,863	17,316
BRAIDWOOD	452	914	462
BRIDGEVIEW	12,780	18,689	5,909
BROADVIEW	5,116	6,440	1,324
BROOKFIELD	3,618	4,654	1,036
BUFFALO GROVE	12,257	27,463	15,206
BULL VALLEY	73	855	782
BURBANK	6,090	6,704	614
BURLINGTON	152	244	92
BURNHAM	364	1,063	699
BURR RIDGE (non-DuPage)	1,728	2,771	1,043
CALUMET CITY	12,378	18,922	6,544
CALUMET PARK	1,104	1,688	584
CARPENTERSVILLE	5,410	11,165	5,755
CARY	3,812	5,953	2,141
CHANNAHON	1,224	2,379	1,155
CHICAGO	1,482,023	1,630,153	148,130
CHICAGO HEIGHTS	21,790	30,423	8,633
CHICAGO RIDGE	7,435	9,538	2,103
CICERO	18,840	19,020	180
COUNTRY CLUB HILLS	1,733	7,436	5,703
COUNTRYSIDE	6,254	9,073	2,819
CREST HILL	3,439	6,801	3,362
CRESTWOOD	7,152	14,198	7,046

\* 1990 and 2020 data reflect assumed future boundaries as defined by quarter sections.

# WORKING DRAFT FOR REVIEW AND COMMENT

**TABLE 3**  
**EMPLOYMENT ALLOCATED TO MUNICIPAL AREAS\***  
 (as of 8/26/96)

<u>PLACES OF WORK</u>	<u>1990</u>	<u>PRELIM. 2020</u>	<u>CHANGE</u>
CRETE	1,178	10,457	9,279
CRYSTAL LAKE	16,315	22,523	6,208
DEER PARK	635	1,079	444
DEERFIELD	11,672	18,925	7,253
DES PLAINES	60,889	84,992	24,103
DIAMOND (Will only)	0	127	127
DIXMOOR	894	2,483	1,589
DOLTON	5,791	8,200	2,409
EAST DUNDEE	3,181	5,538	2,357
EAST HAZEL CREST	1,591	2,199	608
ELBURN	761	1,240	479
ELGIN	41,972	66,544	24,572
ELK GROVE VILLAGE (non-DuPage)	57,076	68,613	11,537
ELMWOOD PARK	2,876	2,704	(172)
ELWOOD	36	333	297
EVANSTON	45,728	49,897	4,169
EVERGREEN PARK	10,658	12,604	1,946
FLOSSMOOR	2,445	3,731	1,286
FORD HEIGHTS	287	722	435
FOREST PARK	17,320	18,722	1,402
FOREST VIEW	6,150	9,664	3,514
FOX LAKE	2,024	3,785	1,761
FOX RIVER GROVE	757	1,055	298
FOX RIVER VALLEY GARDENS	37	1,257	1,220
FRANKFORT	3,971	15,029	11,058
FRANKLIN PARK	27,478	29,005	1,527
GENEVA	7,760	10,885	3,125
GILBERTS	342	969	627
GLENCOE	1,932	3,420	1,488
GLENVIEW	23,386	25,933	2,547
GLENWOOD	3,227	5,400	2,173
GODLEY (Will only)	0	49	49
GOLF	50	50	0
GRAYSLAKE	2,319	5,697	3,378
GREEN OAKS	1,919	3,060	1,141
GREENWOOD	29	264	235
GURNEE	8,859	20,369	11,510
HAINESVILLE	149	353	204
HAMPSHIRE	661	1,631	970
HANOVER PARK (non-DuPage)	2,344	4,674	2,330
HARVARD	2,510	4,031	1,521
HARVEY	12,631	18,966	6,335

\* 1990 and 2020 data reflect assumed future boundaries as defined by quarter sections.

# WORKING DRAFT

## FOR REVIEW AND COMMENT

**TABLE 3**  
**EMPLOYMENT ALLOCATED TO MUNICIPAL AREAS\***  
 (as of 8/26/96)

<u>PLACES OF WORK</u>	<u>1990</u>	<u>PRELIM.</u> <u>2020</u>	<u>CHANGE</u>
HARWOOD HEIGHTS	8,513	12,773	4,260
HAWTHORN WOODS	589	2,496	1,907
HAZEL CREST	4,832	7,429	2,597
HEBRON	804	912	108
HICKORY HILLS	3,472	5,372	1,900
HIGHLAND PARK	11,881	14,900	3,019
HIGHWOOD	3,207	5,728	2,521
HILLSIDE	10,339	12,094	1,755
HINSDALE (non-DuPage)	698	803	105
HODGKINS	3,551	7,294	3,743
HOFFMAN ESTATES	14,836	43,804	28,968
HOLIDAY HILLS	22	129	107
HOMETOWN	283	283	0
HOMewood	7,050	10,593	3,543
HUNTLEY	2,895	4,239	1,344
INDIAN CREEK	123	181	58
INDIAN HEAD PARK	969	1,372	403
INVERNESS	1,110	2,693	1,583
ISLAND LAKE	466	1,421	955
JOHNSBURG	1,106	2,189	1,083
JOLIET	37,481	52,778	15,297
JUSTICE	1,052	1,472	420
KENILWORTH	1,061	1,579	518
KILDEER	4,554	10,810	6,256
LAGRANGE	8,323	10,824	2,501
LAGRANGE PARK	2,782	3,765	983
LAKE BARRINGTON	3,601	5,835	2,234
LAKE BLUFF	2,630	4,109	1,479
LAKE FOREST	9,148	16,669	7,521
LAKE IN THE HILLS	2,178	4,840	2,662
LAKE VILLA	1,914	3,852	1,938
LAKE ZURICH	6,088	11,877	5,789
LAKEMOOR	389	2,812	2,423
LAKEWOOD	0	66	66
LANSING	12,414	15,445	3,031
LEMONT (non-DuPage)	3,362	8,189	4,827
LIBERTYVILLE	12,611	17,134	4,523
LILY LAKE	188	412	224
LINCOLNSHIRE	10,230	29,474	19,244
LINCOLNWOOD	9,734	10,092	358
LINDENHURST	617	2,891	2,274
LOCKPORT	3,390	9,328	5,938

\* 1990 and 2020 data reflect assumed future boundaries as defined by quarter sections.

# WORKING DRAFT

## FOR REVIEW AND COMMENT

**TABLE 3**  
**EMPLOYMENT ALLOCATED TO MUNICIPAL AREAS\***  
(as of 8/26/96)

<u>PLACES OF WORK</u>	<u>1990</u>	<u>PRELIM.</u> <u>2020</u>	<u>CHANGE</u>
LONG GROVE	2,238	7,635	5,397
LYNWOOD	962	5,323	4,361
LYONS	2,962	4,398	1,436
MANHATTAN	416	1,127	711
MAPLE PARK (Kane only)	53	152	99
MARENGO	2,581	3,037	456
MARKHAM	3,410	5,169	1,759
MATTESON	8,375	24,518	16,143
MAYWOOD	14,373	15,959	1,586
MCCOOK	5,704	7,084	1,380
MCCULLOM LAKE	0	83	83
MCHENRY	10,483	15,830	5,347
MELROSE PARK	27,740	27,890	150
MERRIONETTE PARK	653	759	106
METTAWA	246	3,464	3,218
MIDLOTHIAN	2,843	5,295	2,452
MINOOKA (Will only)	13	41	28
MOKENA	2,200	8,522	6,322
MONEE	748	3,285	2,537
MONTGOMERY (Kane only)	7,440	7,571	131
MORTON GROVE	12,664	13,180	516
MOUNT PROSPECT	27,396	41,634	14,238
MUNDELEIN	11,400	19,208	7,808
NAPERVILLE (non-DuPage)	1,455	10,070	8,615
NEW LENOX	2,926	12,304	9,378
NILES	32,550	37,609	5,059
NORRIDGE	7,851	10,803	2,952
NORTH AURORA	4,295	5,901	1,606
NORTH BARRINGTON	181	342	161
NORTH CHICAGO	17,998	18,884	886
NORTH RIVERSIDE	4,813	5,792	979
NORTHBROOK	48,655	58,370	9,715
NORTHFIELD	4,851	9,447	4,596
NORTHLAKE	13,254	14,506	1,252
OAK FOREST	7,106	15,232	8,126
OAK LAWN	21,773	27,426	5,653
OAK PARK	17,413	20,299	2,886
OAKWOOD HILLS	92	177	85
OLD MILL CREEK	65	350	285
OLYMPIA FIELDS	4,909	8,817	3,908
ORLAND HILLS	357	1,977	1,620
ORLAND PARK	17,064	48,411	31,347

\* 1990 and 2020 data reflect assumed future boundaries as defined by quarter sections.



# WORKING DRAFT

## FOR REVIEW AND COMMENT

**TABLE 3**  
**EMPLOYMENT ALLOCATED TO MUNICIPAL AREAS\***  
(as of 8/26/96)

<u>PLACES OF WORK</u>	<u>1990</u>	<u>PRELIM. 2020</u>	<u>CHANGE</u>
PALATINE	29,036	41,987	12,951
PALOS HEIGHTS	8,336	13,853	5,517
PALOS HILLS	7,591	15,106	7,515
PALOS PARK	922	2,105	1,183
PARK CITY	464	1,178	714
PARK FOREST	5,418	7,254	1,836
PARK RIDGE	18,749	23,291	4,542
PEOTONE	738	8,783	8,045
PHOENIX	31	76	45
PINGREE GROVE	0	40	40
PLAINFIELD	3,719	10,282	6,563
POSEN	1,536	2,910	1,374
PRAIRIE GROVE	1,561	2,384	823
PROSPECT HEIGHTS	3,791	6,541	2,750
RICHMOND	990	1,301	311
RICHTON PARK	1,389	6,587	5,198
RINGWOOD	206	523	317
RIVER FOREST	6,458	7,402	944
RIVER GROVE	9,653	9,096	(557)
RIVERDALE	4,953	7,638	2,685
RIVERSIDE	1,040	1,041	1
RIVERWOODS	5,638	7,986	2,348
ROBBINS	996	1,531	535
ROCKDALE	2,045	2,072	27
ROLLING MEADOWS	26,565	31,927	5,362
ROMEOVILLE	6,130	16,870	10,740
ROSELLE (non-DuPage)	624	1,141	517
ROSEMONT	16,386	26,296	9,910
ROUND LAKE	1,664	2,925	1,261
ROUND LAKE BEACH	2,347	6,572	4,225
ROUND LAKE HEIGHTS	45	205	160
ROUND LAKE PARK	491	1,739	1,248
SAINT CHARLES (non-DuPage)	18,971	25,484	6,513
SAUK VILLAGE	5,310	9,292	3,982
SCHAUMBURG (non-DuPage)	63,319	94,684	31,365
SCHILLER PARK	11,877	15,705	3,828
SHOREWOOD	1,507	3,352	1,845
SKOKIE	51,210	56,972	5,762
SLEEPY HOLLOW	156	1,161	1,005
SOUTH BARRINGTON	2,662	9,474	6,812
SOUTH CHICAGO HEIGHTS	2,608	3,706	1,098
SOUTH ELGIN	3,328	5,143	1,815

\* 1990 and 2020 data reflect assumed future boundaries as defined by quarter sections.

# WORKING DRAFT FOR REVIEW AND COMMENT

**TABLE 3**  
**EMPLOYMENT ALLOCATED TO MUNICIPAL AREAS\***  
(as of 8/26/96)

<u>PLACES OF WORK</u>	<u>1990</u>	<u>PRELIM. 2020</u>	<u>CHANGE</u>
SOUTH HOLLAND	13,070	18,777	5,707
SPRING GROVE	1,956	2,761	805
STEGER	802	1,214	412
STICKNEY	2,443	4,119	1,676
STONE PARK	373	373	0
STREAMWOOD	5,061	8,969	3,908
SUGAR GROVE	1,160	3,791	2,631
SUMMIT	2,984	3,184	200
SYMERTON	0	38	38
THIRD LAKE	1,933	3,405	1,472
THORNTON	1,166	1,736	570
TINLEY PARK	13,411	29,540	16,129
TOWER LAKES	21	141	120
TROUT VALLEY	0	34	34
UNION	515	727	212
UNIVERSITY PARK	3,751	13,717	9,966
VERNON HILLS	6,907	19,847	12,940
VIRGIL	65	203	118
VOLO	196	313	117
WADSWORTH	818	2,846	2,028
WAUCONDA	3,746	6,668	2,922
WAUKEGAN	34,402	41,631	7,229
WAYNE (non-DuPage)	391	1,997	1,606
WEST DUNDEE	5,101	8,537	3,436
WESTCHESTER	15,120	22,056	6,936
WESTERN SPRINGS	2,110	2,867	757
WHEELING	24,783	34,095	9,312
WILLOW SPRINGS	1,300	7,607	6,307
WILMETTE	7,529	10,257	2,728
WILMINGTON	1,823	2,334	511
WINNETKA	2,702	3,600	898
WINTHROP HARBOR	338	498	160
WONDER LAKE	22	82	60
WOODRIDGE (non-DuPage)	196	196	0
WOODSTOCK	10,272	12,604	2,332
WORTH	2,329	3,022	693
ZION	5,089	7,985	2,896

\* 1990 and 2020 data reflect assumed future boundaries as defined by quarter sections.

**Figure A-4**

**Information from McHenry County Department of Planning and Development**

TOWNSHIP	1990 pop.	2010 pop.	1990 h.u.	2010 h.u.	% Change Population	% Change Housing Unit	1990 Persons Per Housing Unit	2010 Persons Per Housing Unit
Alden Township	1,415	1,530	520	556	8.13%	6.88%	2.72	2.75
Algonquin Township	57,746	94,437	20,627	34,350	63.54%	66.53%	2.80	2.75
Burton Township	2,134	2,639	704	912	23.66%	29.49%	3.03	2.89
Chemung Township	6,660	7,780	2,473	2,938	15.62%	18.80%	2.69	2.62
Coral Township	2,521	2,915	837	1,027	15.63%	22.67%	3.01	2.84
Deer Township	14,191	19,706	5,384	7,571	38.86%	40.63%	2.64	2.60
Darham Township	1,897	2,037	654	680	7.38%	4.02%	2.90	2.99
Darham Township	9,929	21,925	3,377	7,735	120.82%	129.04%	2.94	2.83
Grafton Township	8,405	9,367	2,933	3,366	11.45%	14.76%	2.87	2.78
Greenwood Township	1,953	2,084	601	683	6.71%	13.72%	3.25	3.05
Hartland Township	1,762	1,891	666	723	7.32%	8.59%	2.65	2.61
Hebron Township	37,140	41,833	14,090	15,745	12.64%	11.74%	2.64	2.66
McHenry Township	5,639	7,145	2,219	2,854	26.71%	28.63%	2.54	2.50
Marengo Township	24,724	49,310	8,436	16,789	99.44%	99.02%	2.93	2.94
Munda Township	3,351	3,943	1,206	1,460	17.67%	21.07%	2.78	2.70
Richmond Township	1,438	1,458	520	553	1.39%	6.28%	2.77	2.64
Riley Township	2,336	2,357	738	803	0.90%	8.78%	3.17	2.94
Seneca Township	183,241	272,277	65,985	98,745	48.59%	49.65%	2.78	2.76
McHenry County								

Source: Northeastern Illinois Planning Commission

NOTE: Numbers are not endorsed.

**Figure A-5**

**Property Deed Restriction**

**RECORDED DOCUMENT  
DEED RESTRICTION**

This document was prepared by and  
should be mailed to:

Daniel F. Curran  
CAMPION, CURRAN, RAUSCH,  
GUMMERSON & DUNLOP, P.C.  
8600 Route 14 Suite 201  
Crystal Lake, IL 60012

Above Space For Recorder's Use Only

WHEREAS, TECHALLOY COMPANY, INC., a Pennsylvania Corporation, of the City of Rahns, State of Pennsylvania is the record owner of the following legally described property:

The East Half of Government Lot 1 of the Northeast Quarter of Section 4, Township 43 North, Range 6 East of the Third Principal Meridian, excepting therefrom the West 181.5 feet of the South 240 feet thereof, and also exception therefrom the north 150.0.00 feet of the East 180.00 feet thereof, in McHenry County, Illinois (PPI#17-04-276-004)

WHEREAS, the above described real estate is currently classified "I-2"- General and Intensive Industry District pursuant the McHenry County Zoning Ordinance; and

NOW, THEREFORE, in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, it is an express condition and restriction that such property shall not be used for any purpose other than the current industrial use being conducted by TECHALLOY COMPANY, INC., or any industrial use permitted under the McHenry County Zoning Ordinance as the same now exists or is amended and other buildings incident to such uses ("Industrial Use".) Grantee and its heirs, legal representatives, assigns and lessees shall forever keep the property conveyed by this deed as an Industrial Use of the type as defined above and shall not use the property for any purpose other than the Industrial Use as defined above.

FURTHER, no residential use of any kind shall be maintained on, in front of, or in connection with the above described property, nor shall such property in any way be used for other than strictly Industrial Use as defined above

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these present by its \_\_\_ President, and attested by its \_\_\_ Secretary, on the day and date first above written.

TECHALLOY COMPANY, INC., a Pennsylvania Corporation

By: \_\_\_\_\_ (SEAL)  
Its \_\_\_ President

By: \_\_\_\_\_ (SEAL)  
Its \_\_\_ Secretary



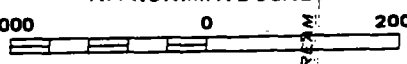
**Figure A-6**  
**Floodplain Map**

...the FLOOD INSURANCE RATE MAP EFFECTIVE date  
...on this map to determine when actuarial rates apply to  
...in the zones where elevations or depths have been estab-  
ed.  
...determine if flood insurance is available in this community,  
...your insurance agent, or call the National Flood Insurance  
... (800) 638-6620.

JOINS PANEL 0175



APPROXIMATE SCALE



ZONE C

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
**FLOOD INSURANCE RATE MAP**

**McHENRY COUNTY,  
ILLINOIS  
(UNINCORPORATED AREAS)**

**PANEL 300 OF 375**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY FIRM NUMBER  
10000 0300 B**

**EFFECTIVE DATE:**

**SEPTEMBER 30, 1981**



**federal emergency management agency  
federal insurance administration**

Village of Union  
AREA NOT INCLUDED

